

## **D: Phase I Environmental Site Assessment**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
PROPOSED RESIDENTIAL DEVELOPMENT, PUBLIC FACILITIES,  
AND PARK AT FORMER IRWD SITE,  
LAKE FOREST, CALIFORNIA**

Prepared For:

**Lewis Investment Company**

1156 North Mountain Avenue  
Upland, California 91785

Project No. 011797-003

April 23, 2008



**Leighton and Associates, Inc.**

A LEIGHTON GROUP COMPANY



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To: Lewis Investment Company  
1156 North Mountain Avenue  
Upland, California 91785

Attention: Mr. Joe J. Stucker

Subject: Phase I Environmental Site Assessment, Proposed Residential Development,  
Public Facilities, and Park at Former IRWD Site, Lake Forest, California

Leighton and Associates, Inc. (Leighton) is pleased to present this report summarizing a Phase I Environmental Site Assessment for the subject property.

Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices prescribed in ASTM International (ASTM) E1527-05.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.

Meredith Church, PG  
Project Geologist

Senior Reviewer: Edward Burrows

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## EXECUTIVE SUMMARY

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California (referred to as the “subject property” – Figure 1, *Site Location Map*). The purpose of this ESA was to attempt to identify, to the extent feasible pursuant to the processes prescribed in ASTM International (ASTM) E1527-05, recognized environmental conditions (RECs) in connection with the subject property. Exceptions to, or deletions from, this practice are described in Section 1.5 of the Phase I ESA report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

Based on historical records, the northern portion of the subject property (proposed residential area) appeared to have consisted of vacant land that may have been used for agricultural purposes prior to 1990. Portions of the Baker Filtration Plant (IRWD Facility) to the south of the proposed residential structures on the subject property appeared to have been constructed by at least 1977. The proposed park area of the subject property appeared to have a pond located on it in 1977 and the pump features appeared to have been constructed by at least 1989. The IRWD administration building was constructed in the west-central portion of the subject property in 1990.

A search of selected government databases was conducted by Leighton using the EDR<sup>®</sup> Radius Report and the subject property was identified in the report. Los Alisos Water District, 20996 Marin, was listed on the Haznet database that records facility and manifest data. The waste categories included waste oil and mixed oil, paint sludge, inorganic solid waste, unspecified solvent mixture waste, and laboratory waste chemicals. Based on the site usage of 20996 Marin as an IRWD administrative office, it is likely that these wastes were associated with the IRWD Baker Filtration Plant located on the property at 21082 Wisteria. The waste manifests reviewed for 21082 Wisteria at the Orange County Health Care Agency (OCHCA) are similar with the wastes listed above. Based on the interviews stating that no hazardous materials were known to have been used on the subject property, the site history, and the files reviewed, this listing is considered to have low potential to negatively impact the subject property.

A leaking underground storage tank (LUST) was listed in the EDR<sup>®</sup> Radius Report and Geotracker for Los Alisos Water District, 21082 Wisteria, located approximately 500 feet south of the planned residential development. A release was discovered on August 30, 1989 during tank closure activities and was reportedly diesel fuel oil and additives that affected soil only. The case was closed on February 28, 1990. Based on the location, the closed status of the UST, and that it affected soils only, it is expected to have low potential to negatively impact the subject property.



The V.P. Baker Filtration Plant, Palmwood North of Peachwood, was listed as operating three USTs. Two of the USTs were reported to have been 1,000 gallons in capacity and installed in 1980, one containing unleaded fuel and the other premium fuel. The installation date of the third UST was not reported and it was listed as a 1,000 gallon UST containing diesel fuel. The removal dates for the USTs were not listed.

The IRWD did not provide any information regarding present or former USTs located on the subject property or at the maintenance facility located at 21082 Wisteria. There was no information regarding these USTs on file with the OCHCA. The OCHCA only had records pertaining to a 600 gallon waste water UST that was removed from the Baker Filtration Plant located at 21082 Wisteria in 2002. In addition, the previous LUST listing indicated that a diesel UST was removed in 1989, soils were impacted, and the case was closed in 1990. No information was available regarding soil testing when the three USTs were removed; however, it appears that the former USTs were likely located at 21082 Wisteria, the IRWD (former Baker Filtration Plant) maintenance area. It is considered unlikely that these USTs were located on the subject property, due to the known site use of the property, and they are expected to have a low probability to adversely affect the subject property; however, evidence of USTs or releases should be observed during grading operations.

Leighton has performed a Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 of the proposed residential development, public facilities, and park at the former IRWD facility located in Lake Forest, California, the subject property. Exceptions to, or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs in connection with the property with the exception of the following:

- The historical agricultural use of the subject property indicates possible pesticide use.

Based upon the findings of this Phase I ESA, Leighton recommends:

- Perform sampling of near surface soils in the vicinity of the proposed residential developments to determine if agricultural use has impacted the subsurface soil.
- In general, observations should be made during any future development activities for features of concern or areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, soil staining or odorous soils. Further investigation and analysis may be necessary, should such materials be encountered.



## 1.0 INTRODUCTION

### 1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California (referred to as the “subject property” – Figure 1, *Site Location Map*). The Phase I ESA was conducted in accordance with our proposal dated January 25, 2008 and Lewis Investment Companies authorization dated March 24, 2008. References are included in Appendix A and Site Photos are included in Appendix B.

### 1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM International (ASTM) E1527-05, recognized environmental conditions (RECs) in connection with the subject property. RECs are defined as: the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. *The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimus are not recognized environmental conditions (ASTM 1527-05, 2005).*

### 1.3 Scope of Work

The scope of work was performed in accordance with Leighton’s proposal and included the following tasks:

- A reconnaissance-level visit of the subject property for evidence of release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products.
- Records Review (including review of previous environmental reports, selected governmental databases, and historical review).



- Interviews.
- Preparation of a report presenting our findings.

#### 1.4 Significant Assumptions

Leighton assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.

#### 1.5 Limitations and Exceptions

Site-specific activities performed by Leighton and information collected regarding these activities are summarized in the following sections. The findings of this ESA are presented in Section 7.0. Opinions, and conclusions drawn by Leighton, based on the information collected as part of the ESA, are presented in Sections 8.0 and 9.0, respectively.

This Phase I ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The interior of the former administrative office building was located and unable to be thoroughly inspected during the site reconnaissance.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to subject property conditions existing at the time of our study and cannot necessarily be taken to apply to subject property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete evaluation of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use



limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

#### 1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include non-scope considerations, such as, but not limited to, those listed in Section 13 of ASTM 1527-05. This scope of work did not include items such as testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples, such as, water, soil, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas, methane gas, or mold; assessment of the potential presence of radionuclides, biological agents, or lead in drinking water; assessment of indoor air quality (such as vapor intrusion assessment); or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, presence of wetlands, or the presence of endangered species or wildlife habitats. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject property or of businesses operating at the subject property, or a health-based risk assessment.

#### 1.7 User Reliance

This report is for the exclusive use Lewis Investment Company. Use of this report by other parties shall be at such party's sole risk.

#### 1.8 Important Information About Geoenvironmental Reports

The Client is referred to Appendix M regarding important information provided by the ASFE on geoenvironmental studies and reports.



## 2.0 SITE DESCRIPTION

### 2.1 Location and Legal Description

The subject property consists of approximately 44 acres located south of Commerce Centre Drive and Biscayne Bay Drive (Figure 2, *Site Plan*). The assessor's parcel number (APN) 104-132-36 is associated with the subject property and the legal description is "RO CANADA DE LOS ALISOS LOT 10 POR OF LOT TR 671". The APN map and property detail report is included in Appendix C (NETR Online, 2008).

### 2.2 Subject Property and Vicinity General Characteristics

The subject property consists of a portion of an Irvine Ranch Water District (IRWD) facility, formerly managed by the Los Alisos Water District (LAWD) and referred to as the Baker Filtration Plant. The IRWD and the LAWD merged in 2001. The IRWD facility property is shown on Figure 2, *Site Plan*, and the subject property for this report is outlined. The IRWD will maintain ownership of the water reservoirs, structures, and pump houses located to the south of the subject property (21082 and 21084 Wisteria). A portion of the southern part of the IRWD facility property is proposed to be developed with park features. The Conceptual Site Plan for the subject property is included in Appendix D and shows the proposed redevelopment of the area. The redevelopment has not been finalized and may change; however, the colored portions of the plan does show the subject property outline.

A former IRWD administrative office building is located at the southwestern portion of parcel 104-132-36 (20996 Marin), and the remainder of the subject property consists primarily of vacant vegetated land, with the exception of pump structures located at the southern corner of the subject property and the IRWD facility property. The subject property slopes towards the south with a maximum topographic relief of approximately 100 feet. The surrounding vicinity consists generally of office and commercial structures to the north and east, and by hilly vacant land and residential developments to the southeast, south, and west.

### 2.3 Current Use of the Subject Property

The subject property was formerly used by the IRWD for administrative office purposes; however a large portion of the site was vacant land and portions are protected natural habitat. The administrative office building is now vacant and the proposed redevelopment for the property includes residential development and public facilities. The IRWD pump stations are to the south.



#### 2.4 Descriptions of Structures, Roads and Other Improvements on the Subject Property

A main paved access road starts at the southern end of Biscayne Bay Drive (the northwestern portion of the property) and runs through the site in the north-south direction, curves and turns into the east-west direction and ends at approximately the western end of Indian Ocean Drive. A former office building and parking lot is located on the western portion of the subject property. A number of unlined and concrete-lined drainage channels and drains are located throughout the subject property. Two pump houses, a turnout, and a pad-mounted transformer are located at the southern corner of the IRWD facility property, in the location of the proposed park.

#### 2.5 Current Uses of Adjoining Properties

The adjacent properties to the northwest are occupied by office parks and to the north by office/warehouse business parks. Sunstate Equipment Company is located to the east of the subject property, at the eastern terminus of Indian Ocean Drive. Between the proposed residential and public facilities (City Hall) portion of the subject property to the north and the proposed park to the south, there exists two large water UST reservoirs, two water ASTS, and IRWD support structures (warehouses and former maintenance yard). The remaining adjacent sites consist of vacant land and residential dwellings.



### 3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as the client, Lewis Investment Company. As a part of the ASTM 1527-05 process, a User Questionnaire regarding the property was forwarded to Mr. Joe Stucker of Lewis Investment Company; however, a User Questionnaire or information was not returned to Leighton.

#### 3.1 Title Records

Title records were not provided to Leighton by Lewis Investment Company.

#### 3.2 Environmental Liens or Activity and Use Limitations

No response was received from Lewis Investment Company regarding Environmental lien or activity and use limitations.

#### 3.3 Specialized Knowledge

No response was received from Lewis Investment Company regarding specialized knowledge about the subject property.

#### 3.4 Commonly Known or Reasonably Ascertainable Information

No response was received from Lewis Investment Company regarding commonly known or reasonably ascertainable information about the subject property.

#### 3.5 Valuation Reduction for Environmental Issues

No response was received from Lewis Investment Company regarding valuation reduction for environmental issues.

#### 3.6 Owner, Property Manager, and/or Occupant Information

The owner of the property was identified as the IRWD.

#### 3.7 Reason for Performing Phase I ESA

The reason for performing the Phase I ESA was identified as a property purchase transaction. Leighton assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Subject property so that the Client



may qualify for CERCLA landowner liability protections as defined in CERCLA, 42 USC §9601(35) (B).

3.8 Other

Mr. Joe Stucker indicated that the IRWD may have some information regarding former agricultural uses of the subject property; however, this information was never received.



## 4.0 RECORDS REVIEW

### 4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject property. A summary of this information is presented in the following subsections.

#### 4.1.1 Topography

The subject property is located within Township 6 South, Range 8 West, Sections 11 and 14 within Lake Forest, Orange County, California. Topographic map coverage was provided in the EDR<sup>®</sup> Historical Topographic Map Report dated March 31, 2008 (Appendix F). Based on the United States Geological Survey (USGS) "El Toro" Quadrangle (1997) included in the EDR<sup>®</sup> Topographic Map Report, one structure was depicted onsite (the former administrative building). Three tanks and two buildings were depicted at the primary IRWD facility location, as well as a structure at the southern corner of the IRWD property (pump house location). The topography of the subject property slopes generally toward the south with a maximum elevation of approximately 700 feet above mean sea level (MSL) at the northern portion of the subject property and 600 feet above MSL in the southern portion of the proposed residential development area. The southern tip of the IRWD facility is located at approximately 540 feet above MSL.

#### 4.1.2 Surface Water

There are numerous unlined and concrete lined drainage channels located on the subject property and the IRWD facility property.

Serrano Creek is located adjacent to the IRWD facility property and extends from the southern tip and parallels the property boundary towards the northeast.

#### 4.1.3 Geology and Soils

The project site is located within the Peninsular Ranges geomorphic province, in a transitional area between the foothills of the Santa Ana Mountains and the adjacent Tustin Plain. The Peninsular Ranges geomorphic province extends 900 miles southward from the Los Angeles Basin to the tip of Baja California and is characterized by elongated northwest-trending mountain ranges separated by



sediment-floored valleys. The most dominant structural features of the province are the northwest trending fault zones, most of which die out, merge with, or are terminated by the steep reverse faults at the southern margin of the Transverse Ranges geomorphic province. North and northeast of the site are the northwest-trending Santa Ana Mountains, a large range, which has been uplifted on its eastern side along the Whittier-Elsinore Fault Zone, producing a tilted, irregular highland that slopes westward toward the sea (Yerkes et al., 1965).

The borings and test pits advanced during the concurrent geotechnical exploration encountered documented and undocumented artificial fill, Quaternary-aged alluvium and colluvium, and sandstone from the Oso member of the Capistrano Formation (Leighton, 2008). As observed within the excavations onsite during the concurrent geotechnical exploration, the sandstone is fine to medium grained, poorly cemented, oxidized, friable, and contains lenses of coarser grained sand and cobble to small boulder size, very well cemented concretions (Leighton, 2008). Bedrock at the site is classified as belonging to the Oso Member of the Capistrano Formation. This formation is late Miocene to early Pliocene age marine sandstone.

#### 4.1.4 Hydrogeology

Groundwater was not encountered in any of the borings or test pits advanced during the concurrent geotechnical investigation, to the maximum depth of 80.4 feet below ground surface (bgs) (Leighton, 2008). Historically, the high groundwater table is estimated to be at a depth of approximately 10 to 20 feet bgs within the canyon bottoms (CDMG, 2001).

According to the EDR<sup>®</sup> Radius Report (Appendix G), a well located approximately 0.7 miles south-southwest of the subject property was measured to be 47 feet bgs on June 3, 1992, and the groundwater gradient was reported to be toward the west.

#### 4.1.5 Oil and Gas Fields

The subject property is located primarily within Township 6 South, Range 8 West, Sections 11 and 14. Leighton reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) online Regional Oilfield Map W1-4 (DOGGR, 2005). Four plugged and abandoned dry holes, CalResources LLC 'El Toro Corehole' 13, 17, and 18, and Morton and Sons 'El Toro Co.' 14-1. Leighton determined that one well, Morton and Sons 'El Toro Co.' 14-1 was located



near or possibly on the proposed project site. On April 4, 2008, Leighton requested information from Dee Trailer at DOGGR. The DOGGR records are included in Appendix H.

According to the DOGGR records, the oil well drilling was commenced on October 31, 1947 and completed on January 14, 1948 to a depth of 6,529 feet bgs. The well was reported to never have produced and was plugged on November 5, 1948. The location of the well was listed as 450 feet south and 2450 feet west from the northeast corner of projected Section 14 in Township 6 South and Range 8 West, at an elevation 591.2 feet above MSL. According to these coordinates, the plugged and abandoned dry oil well appears to be located approximately adjacent to the west of the Baker Filtration Plant buildings (Figure 3, *Oil Well Location Map*). It is possible that the well could be located on the former IRWD property; however, it does not appear to be located in the area of the proposed residential or public facilities development. If, however, an abandoned oil well is encountered during redevelopment activities; it may be necessary to re-abandon the well to current DOGGR regulations.

#### 4.2 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using the EDR<sup>®</sup> Radius Report, dated March 28, 2008. Details of the database search along with descriptions of each database researched are provided in the EDR<sup>®</sup> Radius Report (Appendix G). The report meets the government records search requirements of ASTM E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-05. In addition, specific EDR<sup>®</sup> Site Reports were prepared for listings associated with 20996 Marin (1 report) and 21082 Wisteria (4 reports), and these are also included in Appendix G.

##### 4.2.1 Subject Property

The subject property was identified in the EDR<sup>®</sup> Radius Report.

- 1) Los Alisos Water District, 20996 Marin, was listed on the Haznet database that records facility and manifest data. The waste category was listed as oil/water separation sludge, waste oil and mixed oil, aqueous solution with less than 10% total organic residues, unspecified oil-containing waste, paint sludge, other organic solids, alkaline solution without metals (pH > 12.5), off-



specification, aged, or surplus inorganics, other inorganic solid waste, unspecified solvent mixture waste, and laboratory waste chemicals. Based on the site usage of 20996 Marin as an IRWD administrative office, it is likely that these wastes were associated with the IRWD Baker Filtration Plant located on the property at 21082 Wisteria. The waste manifests reviewed for 21082 Wisteria at the Orange County Health Care Agency (OCHCA) are consistent with the wastes listed above as reported in the EDR<sup>®</sup> Radius Report, and are not considered likely to have negatively impacted the subject property.

#### 4.2.2 Offsite

Federal National Priority List (NPL) List: The Environmental Protection Agency's (EPA) NPL of uncontrolled or abandoned hazardous waste sites was reviewed for sites within a 1.0 mile radius of the subject property. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search identified one NPL property, the El Toro MCAS, within a 1.0 mile radius of the subject property. The El Toro MCAS property is discussed at the end of this section.

Delisted NPL List: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. The database search did not identify delisted NPL facilities located within a 1.0 mile radius of the subject property.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within a 0.5 mile radius of the subject property are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. The database search identified one CERCLIS facility, the El Toro MCAS, within 0.50 miles of the subject property. The El Toro MCAS property is discussed at the end of this section.



CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated as No Further Remedial Action Planned (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites. The database search did not identify any CERCLIS-NFRAP facilities within 0.5 miles radius of the subject property.

Federal RCRA List: The current RCRA Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within a 0.50 mile radius of the subject property. The database search identified one RCRA TSD facility, the El Toro MCAS, within 0.50 miles of the subject property. The El Toro MCAS property is discussed at the end of this section.

The RCRA Corrective Action Sites List is maintained for sites, which are undergoing "a corrective action." A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search identified one RCRA Corrective Action facility, the El Toro MCAS, within a 1.0 mile radius of the subject property. The El Toro MCAS property is discussed at the end of this section.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are adjoining the subject property. The database search identified one RCRA Small Quantity Generator (SQG) located adjacent to the subject property.

- 1) Los Alisos Water District, 21082 Wisteria. No information is reported regarding the waste generated. It appears likely that the Haznet info reported for the Los Alisos Water District at 20996 Marin is associated with the RCRA SQG waste generated from the Los Alisos Water District, Baker Filtration Plant maintenance facility located at 21082 Wisteria. Based on the small quantity of materials generated, it is unlikely that this facility would negatively affect the subject property.



Calsites Database: The Department of Toxic Substances Control (DTSC) Calsites database contains potential or confirmed hazardous substance release properties. The Calsites Database is no longer updated by the state agency and has been replaced by ENVIROSTOR. The database search did not identify any Calsites facilities within a one mile radius of the subject property.

Solid Waste Information System (SWIS): This database of solid waste facilities and landfills (SWF/LF), provided by the State Integrated Waste Management Board, consists of active, closed, and inactive landfills. The database search did not identify any SWF/LF facilities within a 0.50 mile radius of the subject property.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) UST inventory list was reviewed to determine if any USTs are located adjacent to the subject property. The database search identified one UST facility adjacent to the subject property.

- 1) Baker (LAWD), 21082 Wisteria. No information is reported regarding this UST. There is additional information regarding USTs for this address under the HIST UST section and Section 4.3.1, Orange County Health Care Agency (OCHCA) records.

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported LUSTs in the state. The database search identified one LUST facility within one-half mile of the subject property.

- 1) Los Alisos Water District, 21082 Wisteria, located approximately 500 feet south of the planned residential development. A release was discovered on August 30, 1989 during tank closure activities and was reportedly diesel fuel oil and additives, Nos. 1-D, 2-D, 2-4, that affected soil only. The case was closed on February 28, 1990. No information on any fuel USTs was reviewed in the file provided by the OCHCA for 21082 Wisteria.

According to Ms Annette Subriar from the Regional Water Quality Control Board (RWQCB), they did not have any files for 21082 Wisteria. The Geotracker database maintained by the RWQCB for LUST sites was reviewed on April 11, 2008, and the file listed above was available for 21082 Wisteria. The site location was plotted at Wisteria and Azalea (the location of the IRWD Maintenance Facility) and case was listed as closed.



According to a file review conducted at the Orange County Health Care Agency (OCHCA) on April 9, 2008, a former 600-gallon water UST had been associated with 21082 Wisteria; however, there was no information regarding any current or former diesel USTs.

Based on the closed status of the UST and that it affected soils only, it is not expected to negatively impact the subject property.

California Facility Inventory Database (CA FID): The CA FID contains active and inactive underground storage tank locations. The source is the SWRCB. The database search identified no CA FID facilities located on or adjacent to the subject property.

Historical UST Registered Database (HIST UST): A review of the HIST UST list identified one HIST UST facility located adjacent to the subject property.

- 1) V.P. Baker Filtration Plant, Palmwood North of Peachwood, was listed as operating three USTs. Two of the USTs were reported to have been 1,000 gallons in capacity and installed in 1980, one containing unleaded fuel and the other premium fuel. The installation date of the third UST was not reported and it was listed as a 1,000 gallon UST containing diesel fuel. The removal dates for the USTs were not listed.

The IRWD did not provide any information regarding present or former USTs located on the subject property or at the maintenance facility located at 21082 Wisteria. There was no information regarding these USTs on file with the OCHCA. The OCHCA only had records pertaining to a 600 gallon waste water UST that was removed from the Baker Filtration Plant located at 21082 Wisteria in 2002. In addition, the previous LUST listing indicated that a diesel UST was removed in 1989, soils were impacted, and the case was closed in 1990. No information was available regarding soil testing when the three USTs were removed; however, it appears that the former USTs were likely located at 21082 Wisteria, the IRWD (former Baker Filtration Plant) maintenance area. It is unlikely that these USTs were located on the subject property and they are expected to have a low probability to adversely affect the subject property.



Statewide Environmental Evaluation and Planning System (SWEEPS): This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980s. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. The database search identified no SWEEPS UST facilities on or adjacent to the subject property.

DEED: Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions and Hazardous Waste Management Program Facility Sites with Deed/Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current and former hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restrictions, or a land use restriction that binds current and future owners. The database search did not identify DEED facilities on the subject property.

Voluntary Cleanup Program (VCP): The VCP Properties list contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. The database did not identify VCP facilities within 0.5 mile radius of the subject property.

ENVIROSTOR: The DTSC's ENVIROSTOR database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (i.e. NPL); State Response, including Military Facilities and State Superfund; VCP; and School sites. ENVIROSTOR provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. The database did not identify any ENVIROSTOR facilities within 1.0 mile radius of the subject property.



Indian Reserve (INDIAN RESERV): The INDIAN RESERV list identifies Indian administered lands of the United States that have an area equal to or greater than 640-acres. The database search did not identify INDIAN RESERV properties within 1.0mile radius of the subject property.

INDIAN LUST: The INDIAN LUST database lists leaking underground storage tank locations on Indian Land. The database search did not identify INDIAN LUST facilities within 0.5 mile radius of the subject property.

INDIAN UST: The INDIAN UST database lists underground storage tank locations on Indian Land. The database search did not identify INDIAN UST facilities on the subject property

Unmapped Listings: Several properties were listed within the EDR<sup>®</sup> Radius Report as “unmapped listings”. Unmapped listings are properties without a complete street address and therefore cannot be located on a map. Leighton reviewed these listings and determined if the properties were possibly located near the subject property. There were four listings for 21082 Wisteria, which is located to the south of the proposed residential and civic center development, but is associated with the proposed park property to the south. Site reports were obtained for these listings are included with the EDR Radius Report. The results of the findings are summarized in the above sections.

None of the remaining listings were determined to be located near the subject property. Based on the information provided in the EDR<sup>®</sup> Radius Report, the unmapped sites determined not to be on or near the site unlikely to have the potential to adversely impact the subject property.

El Toro MCAS: The El Toro MCAS was identified in the EDR<sup>®</sup> Radius Report as being listed in the NPL, CERCLIS, RCRA TSD, CORRACTS, as well as other databases. The MCAS was commissioned in 1943 as a Marine Corps pilot fleet operating facility and in 1950 the station was developed as a master jet station and permanent center for Marine Corps aviation on the west coast. The Station operated and maintained military aircraft and ground-support equipment. These activities generated oils, solvents, paint residues, hydraulic fluid, used batteries, and other wastes. Wastes were placed in unlined on-Station landfills, and burned or covered with soil. The first indication of contamination at the Station occurred during routine water-quality monitoring in 1985, when the Orange County Water District (OCWD) discovered trichloroethene (TCE) in groundwater at an



irrigation well located approximately 3,000 feet downgradient of the El Toro MCAS. In July 1987 the Santa Ana RWQCB issued a cleanup and abatement order to the Marine Corps and in June 1988, the U.S. EPA recommended adding the El Toro MCAS to the NPL of the Superfund Program due to volatile organic compounds (VOC) groundwater contamination at the Station boundary and in the agricultural wells west of the Station. The El Toro MCAS was added to the NPL on February 15, 1990. Since that time, numerous environmental assessments and remediation techniques have been conducted.

The El Toro MCAS was closed on July 2, 1999. Environmental compliance and restoration activities have continued since Station closure. A variety of contaminants in the groundwater, soil, surface water, and soil have been identified. Contaminants in the soil and sediment consisted primarily of low concentrations of semi-volatile organic compounds (SVOCs), petroleum hydrocarbons, pesticides, herbicides, and PCBs. During a Phase I Remedial Investigation issued in 1994, the source of contamination for regional groundwater was found to be in the southwest quadrant of the Station, but no specific source was identified.

Due to the distance of the former El Toro MCAS to the subject property being located approximately 3,100 feet to the northwest of the subject property, and due to the northwesterly groundwater gradient indicated on the OCWD Groundwater Gradient Maps (OCWD, 2006), releases at the former El Toro MCAS are considered to have low potential to have adversely impacted the subject property.

#### 4.3 Additional Environmental Record Sources

##### 4.3.1 Regulatory Agency Consultations

Leighton requested regulatory records from the agencies listed below for the following addresses associated with the subject property and/or adjacent properties: 20996 Marin (former IRWD administration building), Lake Forest; 21082 and 21084 Wisteria, Lake Forest (IRWD maintenance yard and treatment facilities). A request was also made to the Orange County Health Care Agency (OCHCA) and to the Orange County Fire Authority (OCFA) for records by facility name for the Baker Filtration Plant, El Toro. The agency response letters are included in Appendix H.



Southern California Air Quality Management District (SCAQMD)

The SCAQMD online Facility Information Detail (FIND) database, a web tool that allows searching for public information regarding SCAQMD-regulated facilities, was reviewed on April 4, 2008, for records associated with the subject property. According to the FIND database, records were available for 21082 Wisteria. The permits are summarized in the following table:

**SCAQMD Permits**

<b>Facility Name</b>	<b>Issue Date</b>	<b>Equipment Description</b>	<b>Status</b>
IRWD	9/27/01	I C E (0-500 HP) EM Elec Gen-Diesel	Active
IRWD	9/27/01	I C E (0-500 HP) EM Elec Gen- NG & LGP	Active
LAWD	9/15/01	I C E (0-500 HP) EM Elec Gen-Diesel	Inactive
LAWD	4/16/97	I C E (0-500 HP) EM Elec Gen- NG & LGP	Inactive
LAWD	10/6/89	Sewage treatment (>5 mg/d) Aerobic	Inactive
LAWD	10/6/89	Scrubber, other venting S.S.	Inactive

Department of Toxic Substance Control (DTSC)

On April 4, 2008, a file review request was forwarded to the DTSC-Cypress Division and the DTSC-Chatsworth Division via facsimile.

On April 8, 2008, Ms. Julie Johnson of the DTSC-Cypress office indicated via mail that there were no records for the subject property and on June 18, 2008, Ms. Vivien Tutaan of the DTSC-Chatsworth division indicated via mail that there were no records for the subject property. In addition, on April 23, 2008 Leighton reviewed the online ENVIROSTOR database that provides information and documents on over 5,000 DTSC sites. There were no records for the subject property in the ENVIROSTOR database. The response letter is included in Appendix H.

Santa Ana Regional Water Quality Control Board (RWQCB)

On April 4, 2008, the Santa Ana RWQCB was emailed regarding files associated with the subject property.



According to Ms. August Lucas who responded via phone on April 28, 2008, the Santa Ana RWQCB has files for 20996 Marin and no files for the other addresses requested. According to Ms. Annette Subriar of the Santa Ana RWQCB, the file was for the Santiago Aqueduct Commission and was enrolled under the diminimus permit program. According to Ms. Subriar, the file for the Santiago Aqueduct Commission did not contain any information regarding underground storage tanks (USTs) or hazardous materials, but was regarding dewatering on the aqueduct at various locations.

In addition, there was a Water Quality 401 Certification obtained in 1995; however, due to its age, this file has not been retained. Issuance of a certification means that the Department of Ecology anticipates that the applicant's project will comply with state water quality standards and other aquatic resource protection requirements under the Department of Ecology's authority.

#### Orange County Health Care Agency (OCHCA)

On April 4, 2008, a file review request was forwarded to the OCHCA via facsimile.

On April 8, 2008, the OCHCA responded via telephone that a file existed for the Baker Filtration Plant located at 21082 Wisteria. On April 9, 2008, the OCHCA file concerning 21082 Wisteria, Lake Forest was reviewed. The site formerly had a 600-gallon waste water underground storage tank (UST). It is unknown when the tank was installed. The Xerxes UST was a single walled fiberglass reinforced plastic (FRP), 600-gallon tank measuring approximately 6.5 feet by 4 feet in diameter and located approximately 3.5 feet below ground surface. Approximately 85 feet of piping was present, composed of 2-inch PCV enclosed in 4-inch FRP. The tank was used as a waste water collection tank, collecting water used to clean autos and equipment in the cleaning area.

On December 19, 2002 the 600-gallon UST was removed from the facility. The OCHCA inspector reported the UST to be in good condition with no cracks or obvious corrosion observed. Soil samples were collected and clean fill was used to fill the void left by the tank. On January 8, 2003, contractors returned to remove the remaining piping from the former UST and sump. Soil samples were collected and sent to Del Mar Labs. Both sets of samples from the tank removal and the later piping removal showed no soil contamination in the area surrounding the former UST.



The wastes generated at the facility were reported to consist mainly of oily waste water and oily soil and debris. A waste manifest dated October 5, 2001 shows the waste materials generated on site to include Waste Flammable Liquids, Waste Aerosols (Flammable), Waste Propane, and Waste Corrosive Liquids. A manifest dated October 10, 2001 included Non-RCRA Hazardous Waste Liquid and Non-RCRA Hazardous Waste Solid in quantities totaling two drums and one poly. A manifest dated September 25, 2001 was for an oil/water mixture of Non-RCRA Hazardous Waste Liquid in the amount of 300 gallons.

Copies of waste manifests, the UST removal letter, and a site map are included in Appendix H. The former UST and all of the hazardous materials appear to be associated with the maintenance building area of the Baker Filtration Plant and do not appear to be associated with the subject property, including the proposed park area at the southern portion of the site.

Orange County Fire Authority (OCFA)

On April 4, 2008, a file review request was forwarded to the OCFA via facsimile.

On April 8, 2008, the OCFA responded that there were files associated with the request and the records were received via facsimile on April 23, 2008. Business records (Routine Inspection Reports) were received for 20996 Marin and 21082 Wisteria and are summarized in the tables below. The records are included in Appendix H.

**20996 Marin, Irvine Ranch Water District**

Date	Comments
12/13/2005	Inspection Category 5 (No hazardous materials). One fire protection violation, cleared January 17, 2006. No chemicals.



**21082 Wisteria, IRWD, V P Baker Filtration Plant**

Date	Comments
03/12/2008	Inspection Category 4 (Low/Routine Hazards). No violations noted. Chemicals – Propane, permit 12/15/2007.
03/12/2008	Inspection Category 2 (High Hazards). No violations noted. Chemicals – diesel fuel No. 2 – Petroleum mid – distill; Diesel fuel Napthalene. Combustible liquids permit March 4, 2003.
3/12/2007	Inspection Category 4 (Low/Routine Hazards). No violations noted. Chemicals – Diesel. Combustible liquids permit December 15, 2005.
01/23/2008	Inspection Category 5 (No hazardous materials). Chemicals – sodium hypochlorite, aqueous ammonia (ammonium hydroxide). Listed for IRWD Los Alisos Emergency Reservoir.

State of California Radon Survey

The California Department of Health Services (DHS) maintains an online database of California indoor radon levels sorted by zip code. According to this database, 18 radon tests have been conducted within the zip code of 92630 (the subject property's zip code). Of these 18 tests, none detected radon above the EPA action level of 4 picoCuries per liter (pCi/L) (DHS, 2005).

In addition, the EDR<sup>®</sup> Radius Report indicates that Orange County is located in EPA Radon Zone 3. According to the EPA, buildings in zone 3 typically have radon levels less than 2 pCi/L. Therefore, the potential for elevated levels of naturally occurring radon at the subject property appears to be low.

**4.3.2 Previous Environmental Assessment Reports**

Leighton did not review any previous environmental assessment reports as part of this project.

**4.4 Historical Use Information on the Property**

Leighton reviewed selected historical information on the subject property. These references were reviewed for evidence of activities, which would suggest the potential presence of hazardous substances at the subject property and to evaluate the potential for the subject property to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.



#### 4.4.1 Aerial Photographs

Historical aerial photographs were reviewed using the EDR<sup>®</sup> Aerial Photo Decade Package, dated March 31, 2008, for information regarding past site uses. Copies of the aerial photographs are included in Appendix I. Aerial photographs were reviewed for the following years: 1938, 1946, 1953, 1968, 1977, 1989, 1994, and 2002.

In the **1938, 1946, 1953, and 1968** aerial photographs, the subject property and adjacent sites appeared to be primarily vacant land. An unimproved dirt road appeared to transect the western portion of the site by at least 1946 and another through the southern portion by 1968, and a small structure appeared to be located at the terminus of the road; however, it is unknown what the structure may have been. The western portion of the subject property appeared to be terraced and may have been used for agricultural purposes.

In the **1977** aerial photograph, the subject property appeared to be vacant land that was used for agricultural purposes, with unimproved roads. The east-west trending road appeared to extend further than in the 1968 aerial photograph and curved into a north-south trending road. The small structure observed in the 1968 aerial photograph at the terminus of the road appeared to still be present. The adjacent sites to the north, east, and a portion of the western adjacent property also appeared to be used for agricultural purposes. The adjacent site to the south appeared to be occupied by buildings and an AST that are presently part of the IRWD facility. The present location of the southern water AST appeared to not yet have been constructed and may have been a water pond, as well as another pond feature (possible water storage or treatment) in the southern corner of the IRWD property.

In the **1989** aerial photograph, large portions of the subject property appeared to be undergoing grading activities. Unimproved roads appeared to transect portions of the site. No structures appear to be present on the subject property.

The adjacent site and surrounding vicinity to the north appeared to be undergoing grading activities. The adjacent property to the east appeared to be occupied by a strip of vacant vegetated land followed by residential dwellings. The adjacent property to the south appeared to be occupied by the IRWD facility and the current two sixteen million water AST reservoirs appeared to be undergoing



installation. The adjacent property to the west appeared to be occupied by residential dwellings and vacant vegetated land.

In the **1994** aerial photograph, grading activities appeared to have ceased and a large portion of the subject property, excluding portions of the site perimeter, appeared to be occupied by fill material. A commercial structure (the former administrative building) was located at the southwestern portion of the subject property.

Grading activities appeared to be complete to the north of the subject property, and paved roads had been laid; however, no structure had been constructed. The remaining adjacent properties appeared to be relatively unchanged from the 1989 aerial photograph.

In the **2002** aerial photograph, the subject property and surrounding vicinity appeared to be relatively unchanged from the 1994 aerial photograph, with the exception of the area to the north where abundant commercial construction had been completed. An office park bordered the subject property to the northwest and commercial and/or industrial warehouse structures bordered the subject property to the north and northeast.

#### 4.4.2 Historical Topographic Maps

Historical topographic maps, provided in the EDR<sup>®</sup> Historical Topographic Map Report dated December 10, 2007, were reviewed for information regarding past site uses. Topographic map coverage of the subject property vicinity is provided by EDR<sup>®</sup> Historical Topographic Map Report *Southern California Quadrangle* (1901), *Corona Quadrangle* (1902), and *El Toro Quadrangle* (1968, 1978, 1981, 1982, and 1997). Copies of the maps have been provided in Appendix F.

In the **1901 and 1902** topographic maps, no structures, roads, or wells were identified onsite or any adjacent sites.

In the **1968** topographic map, an unimproved north-south trending road was depicted along the western portion of the subject property and an east-west trending road through the southern portion of the proposed redevelopment area. A small unidentified structure appeared to be located at the terminus of the east-west trending unimproved road.



No structures were depicted on the surrounding property with the exception of a small structure located immediately south of the IRWD facility property and another at the eastern edge, with orchard property trending southwest-northeast along the property boundary, following the course of Serrano Creek. A "Drill Hole" was identified to the west of where the current IRWD structures are located at 21082 Wisteria.

In the **1978** topographic map, the subject property and surrounding vicinity appeared to be relatively unchanged from the 1968 map, with the exception that three structures were depicted on the southern portion of the IRWD facility property, at the location of the current structures at 21082 Wisteria. One of the structures appeared to be the northern water AST.

In the **1981** topographic map, the east-west trending road extended further through the property and the small structure along the road was no longer depicted. An additional structure was depicted at the 21082 Wisteria property, as well as one of the former structures being replaced or added onto as a larger rectangular structure. Also, an oval feature was depicted at the southern terminus of the IRWD property, in the location of the proposed park development, and the pattern indicates that it is a sand or mud pit. The adjacent properties appear to be relatively unchanged from the 1978 map with the exception that the orchard at the southeast of the property did not extend as far south as it had previously.

In the **1982** topographic map, the north-south trending road appeared to be paved. The east-west trending road appeared to be depicted as it did in the 1978 topographic map, along with the small structure at its terminus. An additional structure was depicted at the 21082 Wisteria property (appeared to be the small tank currently located to the southwest of the structures). The larger rectangular structure depicted in the 1981 map appeared to be similar in configuration to the structure at the same location in the 1978 map. An additional structure was noted at the southern terminus of the IRWD property (current pump house location). An orchard was no longer depicted to the southeast of the IRWD property, but it was depicted as vegetated land along Serrano Creek.

In the **1997** topographic map, an unimproved north-south trending road was depicted along the west-central portion of the subject property that merged into an improved road in the vicinity of a structure (former administrative building). The small structure from the previous maps shown at the terminus of an east-west trending unimproved road was no longer depicted and the configuration of



unimproved roads had changed. An additional tank structure was depicted on the 21082 Wisteria property and the circular structures were labeled “tanks”. The structure to the south of the water tanks that had altered in size between the 1978 and 1982 maps was no longer shown. Structures were not depicted on the surrounding property with the exception of the commercial or residential buildings to the east; however, the green shaded regions may indicate built-up residential areas.

#### 4.4.3 Fire Insurance Maps

Fire insurance maps, or Sanborn<sup>®</sup> maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn Maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

According to the EDR<sup>®</sup> Sanborn Map Report, dated March 28, 2008, Sanborn Map coverage was not available for the subject property (Appendix J).

#### 4.4.4 Historical City Directories

City Directories have been published for cities and towns across the US since the 1700s. Originally a list of residents, the City Directory developed into a tool for locating individuals and businesses in particular. For each street address listed, the directory recorded the name of the resident or business that operated from this addresses. While City Directory coverage is usually comprehensive for major cities, it may be sporadic for rural areas and small towns. The purpose of the City Directory research was to attempt to determine the businesses that were historically located onsite.

City Directory information obtained for the subject property and surrounding vicinity in included in the EDR<sup>®</sup> City Directory Abstract dated April 8, 2008 (Appendix K). According to the City Directory Abstract, Los Alisos Water District was listed for 20996 Marin in 1991 and 1996. There were no listings for 21082 or 21084 Wisteria. There were additional listings in the vicinity with the exception of four residences on Marin.



#### 4.4.5 Property Tax Files

An assessor's parcel map and Property Detail Reports were obtained from Nationwide Environmental Title Research (NETR) on March 28, 2008 and this information is included in Appendix C.

#### 4.4.6 Recorded Land Title Records

Chain of Title records were not provided by the client and were not reviewed as part of this assessment.

#### 4.4.7 Building Department, Zoning and/or Land Use Records

Building Department, zoning, and/or land use records were requested from the Lake Forest Building Department for 20996 Marin and 21082 and 21084 Wisteria. The first address is associated with the former administrative building and the latter two are associated with the IRWD facility that is located adjacent to the south of the subject property, as well as the pump houses that are located in the proposed park redevelopment area at the southern terminus of the IRWD property. There were no permits associated with 21084 Wisteria. Below is a summary for the permits on file for the requested address. All of the permits for 21082 Wisteria pertain to the IRWD yard located southeast of Marin and Wisteria (offsite). The building permits are included in Appendix L.

##### **20996 Marin**

<b>Date</b>	<b>Owner</b>	<b>Permit Type</b>
10-11-1990	Los Alisos Water District	Construct administrative facility*

\*The building permit was originally issued by the Orange County Building Department. Only a building permit reference card was on file with the Lake Forest Building Department. According to Margo Cartirita with the Orange County Building Department, all Lake Forest records were sent to the city and were not retained by Orange County.

##### **21082 Wisteria**

<b>Date</b>	<b>Owner</b>	<b>Permit Type</b>
09-30-1992	Los Alisos Water District	Construct vehicle maintenance shop
10-05-1992	Los Alisos Water District	Plumbing permit
10-07-1992	Los Alisos Water District	HVAC permit
10-08-1992	Los Alisos Water District	Electrical permit
03-28-1993	Los Alisos Water District	Construct Warehouse



#### 4.4.8 Other Historical Sources

Additional resources were not researched as a part of this assessment.

#### 4.4.9 Prior Assessment Usage

No prior assessments were reviewed as part of this study.

#### 4.4.10 Summary of Historical Land Use

Based on historical records, the northern portion of the subject property (proposed residential area) appeared to have consisted of vacant land that may have been used for agricultural purposes prior to 1990. Portions of the Baker Filtration Plant (IRWD Facility) to the south of the proposed residential structures on the subject property appeared to have been constructed by at least 1977. The proposed park area of the subject property appeared to have a pond located on it in 1977 and the pump features appeared to have been constructed by at least 1989. The IRWD administration building was constructed in the west-central portion of the subject property in 1990.



## 5.0 SITE RECONNAISSANCE

### 5.1 Methodology and Limiting Conditions

On April 1, 1998, a representative of Leighton, Ms. Meredith Church, a licensed Professional Geologist, conducted a reconnaissance-level assessment of the subject property. The site reconnaissance consisted of the observation and documentation of existing subject property conditions and nature of the neighboring property development within 0.25-miles of the subject property. Photographs of the subject property are presented in the Photo Document (Photo Nos. 1-16), Appendix B, and their view directions and items observed during the site reconnaissance are noted on the Site Plan, Figure 2.

### 5.2 General Site Setting

The subject property consists of approximately 44 acres located south of Commerce Centre Drive and Biscayne Bay Drive (Figure 1). A former IRWD administrative office building is located at the southwestern portion of the subject property. The remainder of the site consists primarily of vacant vegetated land, with the exception of pump structures located at the southern corner of the subject property and the IRWD facility property. The subject property slopes towards the south with a maximum topographic relief of approximately 100 feet.

The adjacent properties to the northwest are occupied by office parks and to the north by office/warehouse business parks. Sunstate Equipment Company is located to the east of the subject property, at the eastern terminus of Indian Ocean Drive. Between the proposed residential and public facilities (City Hall) portion of the subject property to the north and the proposed park to the south, there exists two large water UST reservoirs, two water ASTS, and IRWD support structures (warehouses and former maintenance yard). The remaining adjacent sites consist of vacant land and residential dwellings.

### 5.3 Exterior and Interior Observations

#### 5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

No hazardous substances, drums, or chemical containers were observed on or around the subject property.



### 5.3.2 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

No USTs or ASTs were observed on the subject property. Two sixteen million gallon water USTs and two large water ASTs were observed adjacent to the south of the subject property (Figure 2); they are reservoirs operated by the IRWD. In addition, a propane AST was observed at the IRWD facility (21082 Wisteria).

### 5.3.3 Polychlorinated Biphenyls (PCBs)

PCBs were once used as industrial chemicals whose high stability contributed to both their commercial usefulness and their long-term deleterious environmental and health effects. PCBs can be present in coolants or lubricating oils used in older electrical transformers, hydraulic systems, and other similar equipment. In 1979, the USEPA generally prohibited the domestic use of PCBs in electrical capacitors, electrical transformers, vacuum pumps, hydraulic pumps, and gas turbines.

Two pad-mounted transformers were observed at the subject property. One was located to the south of the former administrative building (Photo No. 6) and the other was located to the north of a pump house located at the southern corner of the subject property (Photo No. 12). No staining or cracking of the concrete was observed around the transformers. Based on the date of construction of the former administrative building in 1990, the transformer is not expected to have used PCB containing oil. The transformer and the pump house at the southern portion of the property is reported to remain in operation by the IRWD.

### 5.3.4 Waste Disposal

A trash bin enclosure was observed to the south of the former administrative building; however, it did not contain a trash receptacle at the time of the site reconnaissance (Photo No. 6). No staining cracking of the concrete was observed in the vicinity of the trash enclosure.

A waste bin was observed to the east of the former administrative building and was filled with asphalt debris from the preliminary demolition activities.

### 5.3.5 Dumping

Evidence of dumping was not observed on the subject property.



#### 5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Numerous concrete lined and unlined storm water drainage channels and storm drains were observed at the subject property (Photo Nos. 6 and 12). Two pump houses were observed at the southern corner of the subject property (Photo Nos. 12 and 13).

#### 5.3.7 Pesticide Use

Pesticide use was not observed on the subject property.

#### 5.3.8 Staining, Discolored Soils and/or Corrosion

No stained, discolored, or corroded soils or surfaces were observed on the subject property.

#### 5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the subject property.

#### 5.3.10 Unusual Odors

Unusual odors were not detected on the property.

#### 5.3.11 Onsite Wells

Oil, gas production, or groundwater monitoring wells were not observed or reported at the subject property.

#### 5.3.12 Other Observations

No other items were observed on the subject property.



## 6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past subject property usage. Interviews are conducted either orally or in the form of a written questionnaire.

### 6.1 Interview with Owner

On April 23, 2008, Mr. Rob Jacobson, the Assistant Treasurer with the IRWD was interviewed via telephone conversation regarding the subject property. According to Mr. Jacobson, the Baker Filtration Plant facility located at 21082 Wisteria is not part of the property transaction to Lewis Homes. Mr. Jacobson stated that the pump house facilities located at the southern portion of the IRWD facility property, in the area of the proposed park redevelopment, will remain as is, and that a portion of that area may be dedicated to the city; however, negotiations are ongoing. Mr. Jacobson was not aware of any environmental concerns associated with the subject property (areas to be redeveloped for residential or public facility usage); however, he stated that he was not familiar with the operations aspect of the Baker Filtration Plant, and requested another individual to call Leighton; however, an additional call was never received. Mr. Terry Lumas, Treasurer with the IRWD agreed with the statements made by Mr. Jacobson.

On April 1, 2008, Mr. Chris Lum, an electrical instrumentation technician with the IRWD was orally interviewed regarding the subject property and the IRWD facility property. Mr. Lum was not aware of any hazardous materials, USTs, or any environmental concerns associated with the property proposed for redevelopment, and that the administrative offices had not been used for any other purposes to his knowledge. Mr. Lum indicated that sodium hypochlorite (strong bleach) was added to the two sixteen million gallon water UST reservoirs for purification purposes. Mr. Lum stated that the facility at 21802 Wisteria had a former maintenance facility and that hazardous materials may have been used there but he was unfamiliar with the former uses of that area.

### 6.2 Interview with Site/Property Manager

See Section 6.1.

### 6.3 Interviews with Occupants

See Section 6.1.



6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the subject property with the exception of those noted in Section 4.2.

6.5 Interviews with Others

Leighton Consulting did not conduct other interviews for this Phase I ESA with the exception of the User Interview described in Section 3.0.



## 7.0 FINDINGS

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California (Figure 1).

### 7.1 Onsite

Based on historical records, the northern portion of the subject property (proposed residential area) appeared to have consisted of vacant land that may have been used for agricultural purposes prior to 1990. Portions of the Baker Filtration Plant (IRWD Facility) to the south of the proposed residential structures on the subject property appeared to have been constructed by at least 1977. The proposed park area of the subject property appeared to have a pond located on it in 1977 and the pump features appeared to have been constructed by at least 1989. The IRWD administration building was constructed in the west-central portion of the subject property in 1990.

A search of selected government databases was conducted by Leighton using the EDR<sup>®</sup> Radius Report and the subject property was identified in the report. Los Alisos Water District, 20996 Marin, was listed on the Haznet database that records facility and manifest data. The waste category was listed as oil/water separation sludge, waste oil and mixed oil, aqueous solution with less than 10% total organic residues, unspecified oil-containing waste, paint sludge, other organic solids, alkaline solution without metals (pH > 12.5), off-specification, aged, or surplus inorganics, other inorganic solid waste, unspecified solvent mixture waste, and laboratory waste chemicals. Based on the site usage of 20996 Marin as an IRWD administrative office, it is likely that these wastes were associated with the IRWD Baker Filtration Plant located on the property at 21082 Wisteria. The waste manifests reviewed for 21082 Wisteria at the Orange County Health Care Agency (OCHCA) are consistent with the wastes listed above as reported in the EDR<sup>®</sup> Radius Report. Based on the interviews stating that no hazardous materials were known to have been used on the subject property, the site history, and the files reviewed, this listing is considered to have low potential to negatively impact the subject property.

### 7.2 Offsite

The adjacent properties to the northwest are occupied by office parks and to the north by office/warehouse business parks. Sunstate Equipment Company is located to the east of the subject property, at the eastern terminus of Indian Ocean Drive. Between the proposed residential and public facilities (City Hall) portion of the subject property to the north and



the proposed park to the south, there exists two large water UST reservoirs, two water ASTS, and IRWD support structures (warehouses and former maintenance yard). The remaining adjacent sites consist of vacant land and residential dwellings.

A LUST was listed in the EDR<sup>®</sup> Radius Report and Geotracker for Los Alisos Water District, 21082 Wisteria, located approximately 500 feet south of the planned residential development. A release was discovered on August 30, 1989 during tank closure activities and was reportedly diesel fuel oil and additives that affected soil only. The case was closed on February 28, 1990. Based on the location, the closed status of the UST, and that it affected soils only, it is expected to have low potential to negatively impact the subject property.

The V.P. Baker Filtration Plant, Palmwood North of Peachwood, was listed as operating three USTs. Two of the USTs were reported to have been 1,000 gallons in capacity and installed in 1980, one containing unleaded fuel and the other premium fuel. The installation date of the third UST was not reported and it was listed as a 1,000 gallon UST containing diesel fuel. The removal dates for the USTs were not listed.

The IRWD did not provide any information regarding present or former USTs located on the subject property or at the maintenance facility located at 21082 Wisteria. There was no information regarding these USTs on file with the OCHCA. The OCHCA only had records pertaining to a 600 gallon waste water UST that was removed from the Baker Filtration Plant located at 21082 Wisteria in 2002. In addition, the previous LUST listing indicated that a diesel UST was removed in 1989, soils were impacted, and the case was closed in 1990. No information was available regarding soil testing when the three USTs were removed; however, it appears that the former USTs were likely located at 21082 Wisteria, the IRWD (former Baker Filtration Plant) maintenance area. It is unlikely that these USTs were located on the subject property and they are expected to have a low probability to adversely affect the subject property.

### 7.3 Data Gaps

ASTM E 1527-05 requires review of standard historical sources (SHS) at approximate five-year intervals from at least 1940 to the present, or the earliest development of the site. The availability of extensive historical information varies significantly between locations and it is common to have gaps in the data for one or more of the periods where historical property uses are unknown or uncertain. There is also a potential for unidentified uses to have occurred between data points, or prior to the earliest acquired data. The earliest data acquired for the subject property indicating past property usage was from 1938. There were



intermittent gaps throughout the data collected, where historical property uses are unknown or uncertain.

There are data gaps regarding USTs at the maintenance facility of the Baker Filtration Plant located at 21082 Wisteria. At least two former USTs were located at the maintenance facility, a water tank and a diesel UST that had a release to soil but has obtained regulatory closure. The EDR<sup>®</sup> Radius Report listed three USTs operating at the V.P. Baker Filtration Plant, Palmwood North of Peachwood. The exact location, removal dates, and soil sample status is unknown regarding these USTs. However, an individual's contact information has not been provided to Leighton that was familiar with the maintenance facility and may have knowledge of former USTs, and a call or an owner interview form has not been received from the IRWD with information regarding the USTs documented at the Baker Filtration Plant. Based on the historical review of the subject property, it is considered low probability that these USTs were located on the subject property or that they have the potential to adversely impact the subject property; however, it is considered a significant data gap.

A User Interview Form has not been received. Lewis Investment Homes have not indicated knowledge of any environmental concerns associated with the subject property and this data gap is not expected to alter the conclusions or recommendations of this report; although, any specialized knowledge or known valuation reduction for environmental concerns that would alter the conclusions or recommendations of this report should be reported to Leighton, and an addendum issued.

It appears that the subject property has been used previously for agricultural purposes and that pesticides may have been used. Lewis Investment Homes indicated that the IRWD may have information regarding previous agricultural usage, such as whether or not pesticides were used and the location and type of crops. No additional information was provided to Leighton; however, if there is information of this nature it may limit the areas recommended for pesticide sampling.



## 8.0 OPINION

### 8.1 Onsite

It is Leighton's opinion that no items have been identified onsite that would adversely impact the subject property with the exception of past site usage for agricultural purposes with possible pesticide use in the areas of proposed residential development.

### 8.2 Offsite

It is Leighton's opinion that no offsite locations were identified that would adversely impact the subject property.



## 9.0 CONCLUSIONS

Leighton has performed a Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California, the subject property. No data gaps that are expected to alter the conclusions or recommendations of this report were identified by Leighton. Exceptions to, or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs in connection with the property with the exception of the following:

- The historical agricultural use of the subject property indicates possible pesticide use.

Based upon the findings of this Phase I ESA, Leighton recommends:

- Perform sampling of near surface soils to determine if agricultural use has impacted the subsurface soil.

In general, observations should be made during any future development activities for features of concern or areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, soil staining or odorous soils. Further investigation and analysis may be necessary, should such materials be encountered.



## 10.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report.



### 11.0 ADDITIONAL SERVICES

Leighton did not perform any work outside the scope of work as defined in Section 1.3 of this report.



## 12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

### 12.1 Corporate

Leighton, Inc. is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our eight offices in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by us.

### 12.2 Individual

The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM 1527-05. In addition, Ms. Meredith Church is a Professional Geologist.

### 12.3 Environmental Professional Statement

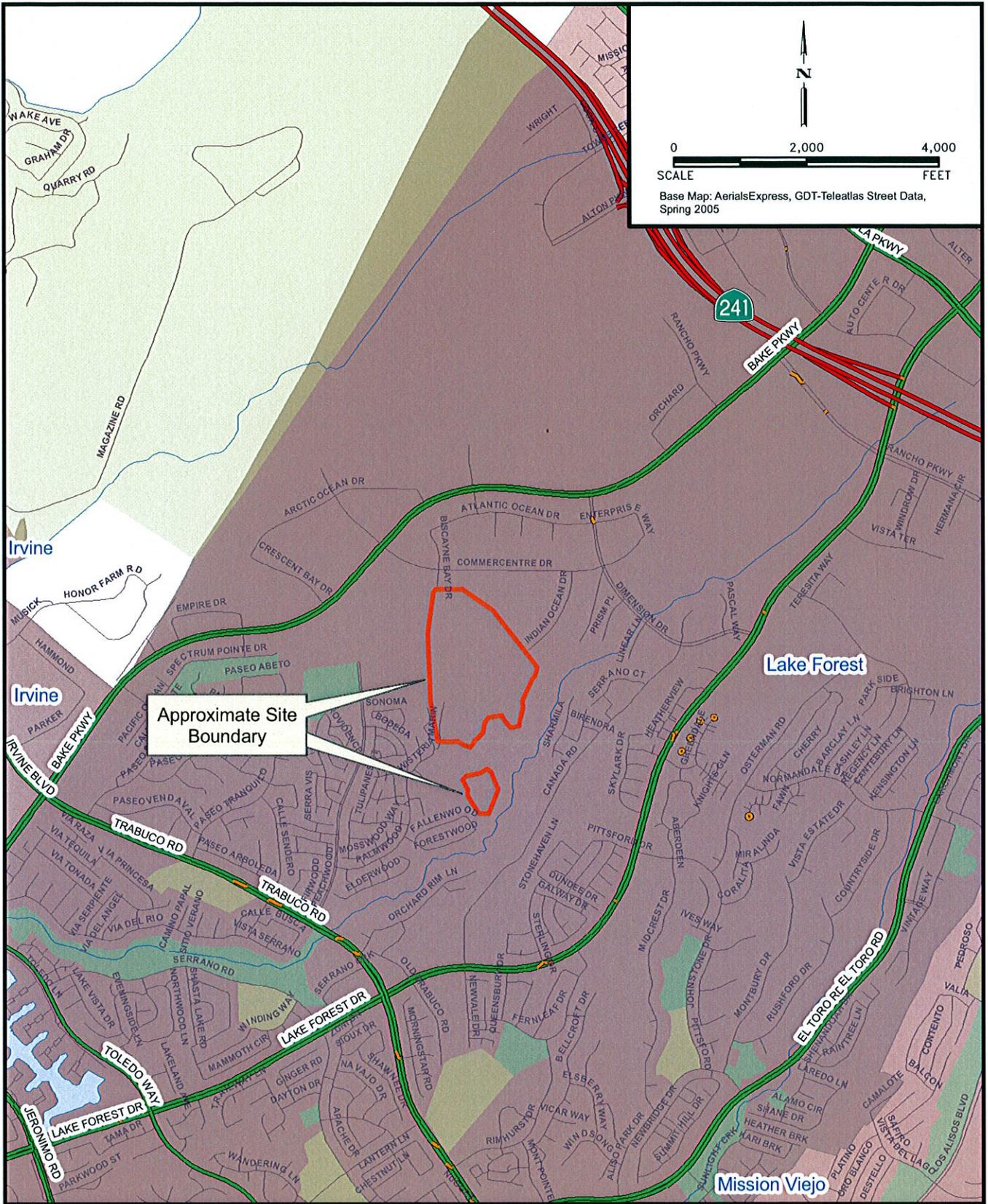
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined by §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Meredith Church, P.G.  
Project Geologist





Former IRWD Site  
Lake Forest, California

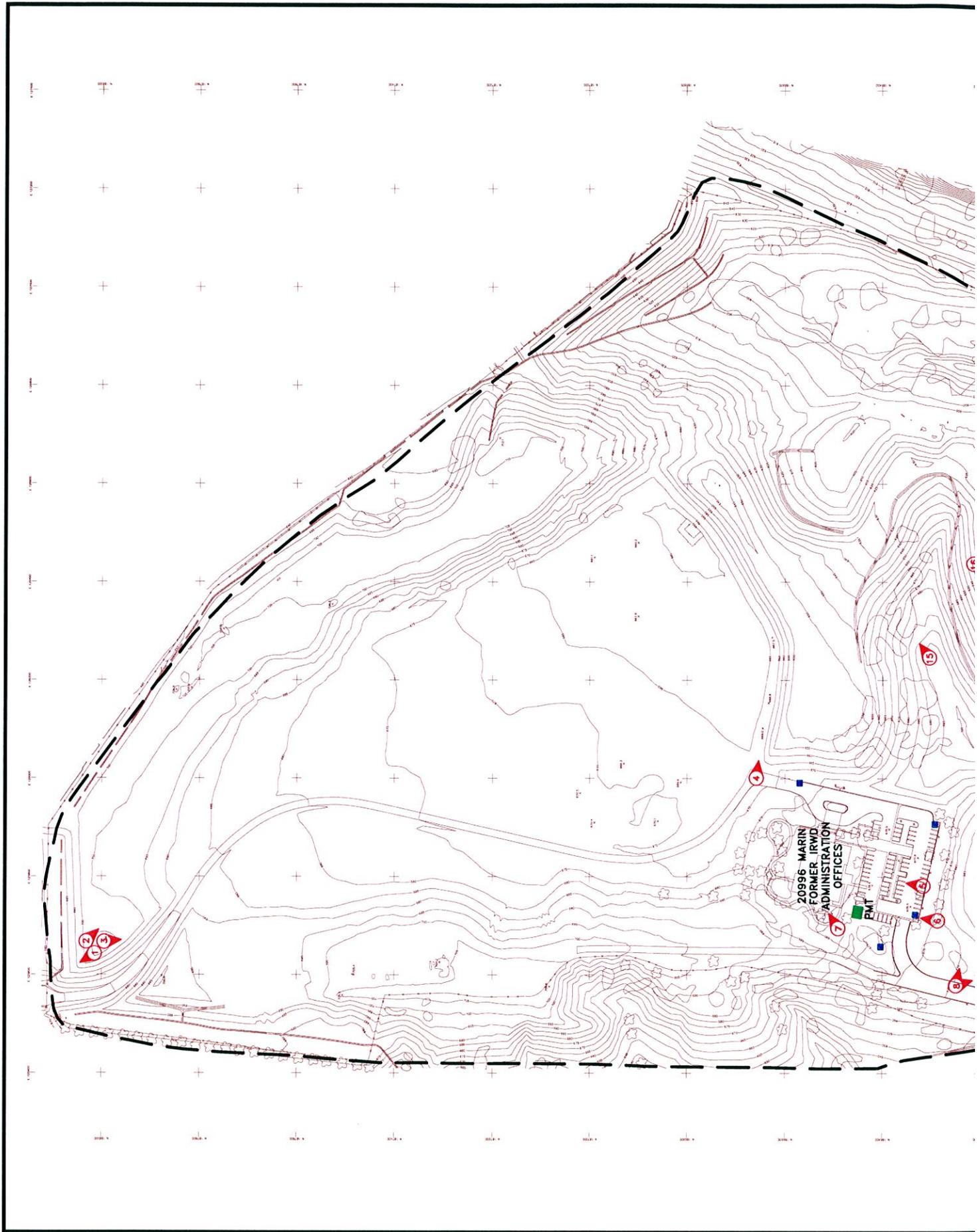
## SITE LOCATION MAP

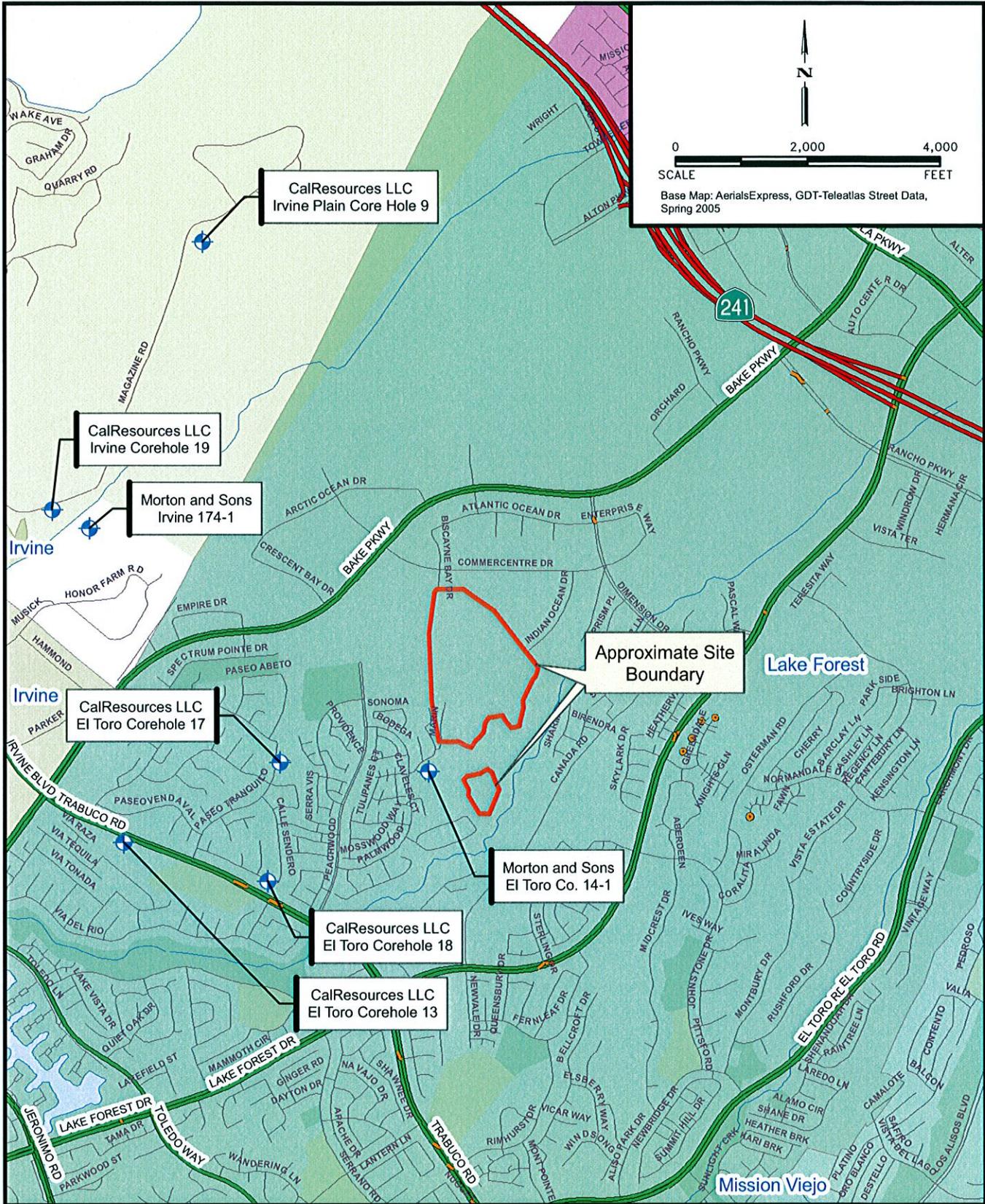
Project No.  
011797-003

Date  
April 2008



Figure 1





Former IRWD Site  
Lake Forest, California

# OIL WELL LOCATION MAP

Project No.  
011797-003

Date  
April 2008



Figure 3

A

## APPENDIX A

References

American Society for Testing and Materials, ASTM, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-05, dated November 1, 2005.

California Department of Health Services (DHS) Radon Program, Statewide Radon Database, <http://www.dhs.ca.gov/radon/default.htm>, updated July 9, 2007.

California Division of Mines and Geology, 2001, Seismic Hazard Zones Report for the El Toro 7.5-Minute Quadrangle, Orange County, California, Seismic Hazard Zone Report 047.

Division of Oil, Gas, and Geothermal Resources (DOGGR), Regional Wildcat Map 1-4, <ftp://ftp.consrv.ca.gov/pub/oil/maps/dist1/w1-4/Mapw1-4.pdf>, dated February 22, 2004.

EDR<sup>®</sup> Aerial Photo Decade Package, dated March 31, 2008:

<b>Date</b>	<b>Scale</b>	<b>Source</b>
1938	1" : 555'	EDR <sup>®</sup> / Laval
1946	1" : 655'	EDR <sup>®</sup> / Jack Ammann
1953	1" : 555'	EDR <sup>®</sup> / Pacific Air
1968	1" : 480'	EDR <sup>®</sup> / Teledyne
1977	1" : 666'	EDR <sup>®</sup> / Teledyne
1989	1" : 666'	EDR <sup>®</sup> / USGS
1994	1" : 666'	EDR <sup>®</sup> / USGS
2002	1" : 666'	EDR <sup>®</sup> / USGS

EDR<sup>®</sup> City Directory Abstract, dated April 8, 2008.

## APPENDIX A (Continued)

References

EDR<sup>®</sup> Historical Topographic Map Report, dated March 31, 2008.

<b>Date</b>	<b>Scale</b>	<b>Series</b>	<b>Series &amp; Target Quadrangle</b>
1901	1" : 125,000"	60'	Southern Californian Sheet 1
1902	1" : 125,000"	30'	Corona
1968	1" : 24,000"	7.5'	El Toro
1978 Photorevised 1968	1" : 24,000"	7.5'	El Toro
1981 Photorevised 1968	1" : 24,000"	7.5'	El Toro
1982 Photorevised 1968	1" : 24,000"	7.5'	El Toro
1997	1" : 24,000"	7.5'	El Toro

EDR<sup>®</sup> Radius Map with GeoCheck<sup>®</sup>, dated March 28, 2002.

EDR<sup>®</sup> Site Reports, dated April 2, 2008.

Leighton and Associates, 2008, Preliminary Geotechnical Exploration Report for the Proposed Residential Development, Civic Center, and Park at IRWD Site, City of Lake Forest, California, dated May 7, 2008.

NETR<sup>®</sup>, 2007, Assessor's Parcel Map and Property Profile Report, dated March 28, 2008.

Southern California Air Quality Management District (SCAQMD), Find Information Detail (FIND), <http://www.aqmd.gov/webappl/fim/default.htm>, dated April 4, 2008.

Yerkes, R.F., McCulloh, T.H., Schoellhamer, J.E. and Vedder, J.G., 1965, Geology of the Los Angeles Basin, California -- An Introduction: U. S. Geological Survey Professional Paper 420-A, 57 p.

B

**SITE PHOTOS**

**PHOTO NO. 1:**

*View of the subject property gate entrance, facing northwest, at Biscayne Bay Drive and the adjacent business parks.*



**PHOTO NO. 2:**

*View of the northern property boundary facing southeast. The commercial warehouse structures are located adjacent to the north of the subject property. Note the drill rig, part of a geotechnical exploration, at the right of the photo.*



**SITE PHOTOS**

**PHOTO NO. 3:**

*View of the western border of the subject property. Note the former administrative building at the far center of the photograph.*



**PHOTO NO. 4:**

*View of a discarded table along a gravel ridge located east of the former administrative building.*



**SITE PHOTOS**

**PHOTO NO. 5:**

*View of the former administrative building and parking lot, facing north-northeast.*



**PHOTO NO. 6:**

*View of a storm drain, pad-mounted transformer, and trash enclosure located south of the former administrative building.*



**SITE PHOTOS**

**PHOTO NO. 7:**

*View of a utility box and a fan/cooling system, located to the west of the former administrative building.*



**PHOTO NO. 8:**

*View of the valley located to the south of the former administrative building. Note the water ASTs located near the right of the photograph.*



**SITE PHOTOS**

**PHOTO NO. 9:**

*View of entrance to the Irvine Ranch Water District (IRWD) Facility (offsite).*



**PHOTO NO. 10:**

*View of the two large water ASTs located south of the subject property (offsite).*



**SITE PHOTOS**

**PHOTO NO. 11:**

*View of power cables being laid at the southern portion of the subject property.*



**PHOTO NO. 12:**

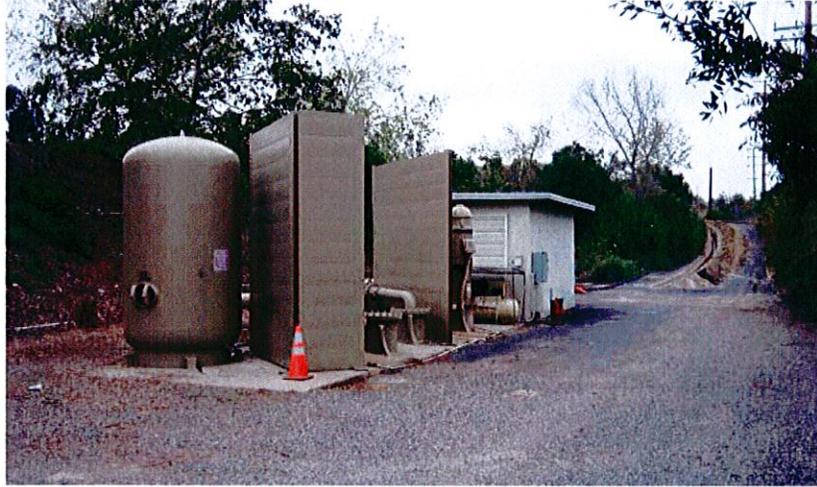
*View of the pump house and turnout building located at the southern corner of the subject property. Note the sewer rising, storm drain and the pad-mounted transformer.*



**SITE PHOTOS**

**PHOTO NO. 13:**

*View of the Zone B pump house located at the southern corner of the subject property.*



**PHOTO NO. 14:**

*View of the subject property, facing north-northwest, from the central-eastern border of the property.*



**SITE PHOTOS**

**PHOTO NO. 15:**

*View of the subject property facing east-northeast, from near the central portion of the subject property.*



**PHOTO NO. 16:**

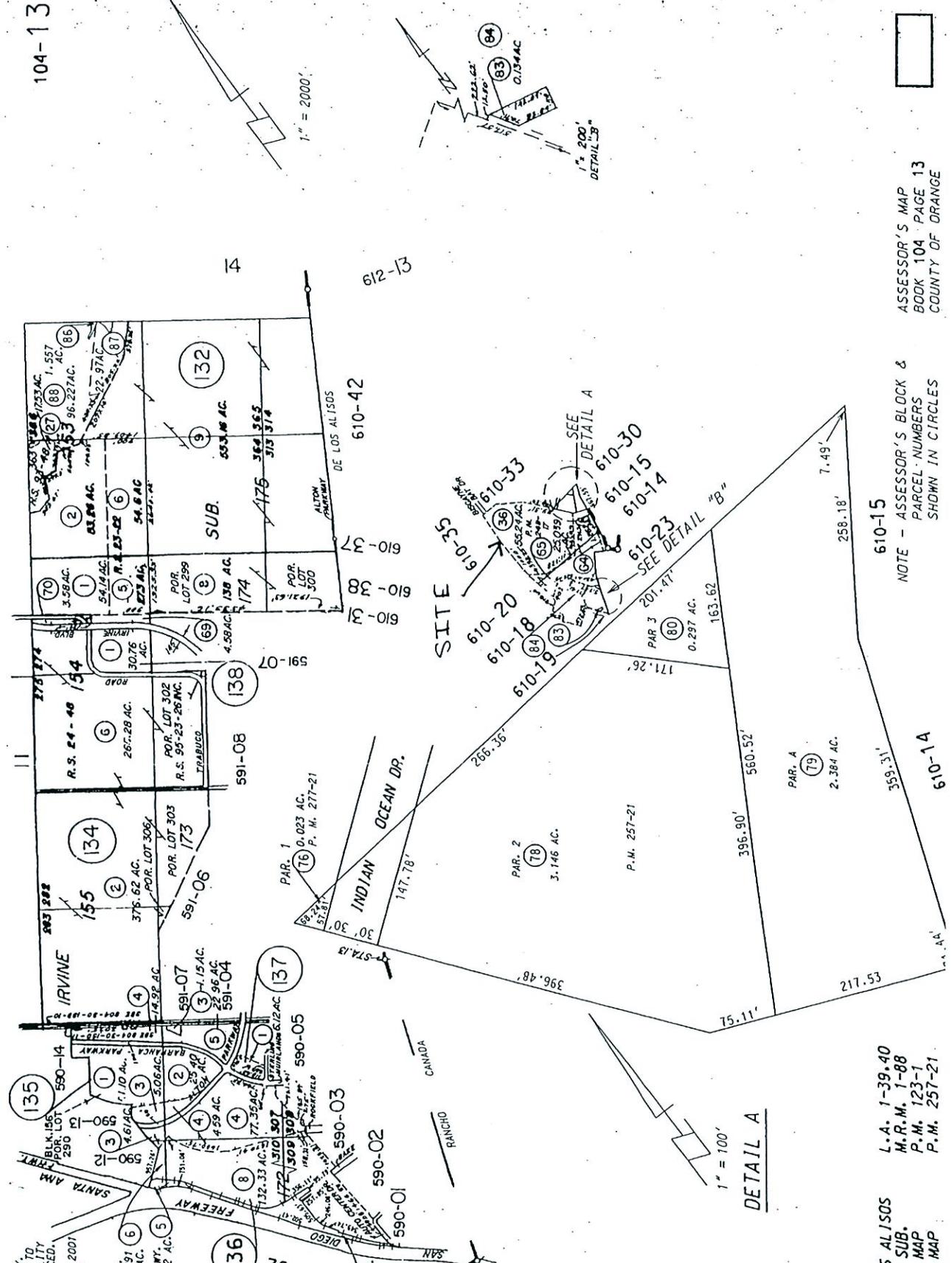
*View of the two underground water reservoirs and their associated support features (offsite).*



**Vent**

**Reservoir  
Management  
System**

C



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RG. LOS ALISOS  
IRVINE SUB.  
PARCEL MAP  
MARCH 1951

ASSASSOR'S MAP  
BOOK 104 PAGE 13  
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

610-15  
610-1A

L.A. 1-39-40  
M.R.M. 1-88  
P.M. 123-1  
P.M. 257-21

DETAIL A

1" = 100'

1" = 2000'

1" = 200'  
DETAIL B

Created: 3/28/2008  
Expires: 4/27/2008



## TARGET PROPERTY

▶ <b>Site Address:</b>	20996 MARIN LAKE FOREST, CA 92630		
▶ <b>Mailing Address:</b>	PO BOX 595 LAKE FOREST, CA 92609		
▶ <b>Primary Owner:</b>	LOS ALISOS WATER DIST		
▶ <b>Secondary Owner:</b>			
▶ <b>Legal Description:</b>	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671		
▶ <b>APN:</b>	10413236		
<hr/>			
▶ <b>Use Code</b>	MGOV (Click for description)	▶ <b>Lot Size:</b>	
▶ <b>Number Of Units:</b>	0	▶ <b>Fireplace:</b>	Unknown
▶ <b>Square Feet:</b>		▶ <b>Pool:</b>	Unknown
▶ <b>Total Rooms:</b>	0	▶ <b>Views:</b>	Unknown
▶ <b>Bedrooms:</b>	0	▶ <b>Year Built:</b>	Unknown
▶ <b>Bathrooms:</b>	0.00	▶ <b>Zoning:</b>	
▶ <b>Parking Structure:</b>	Garage	▶ <b>Housing Tract:</b>	671
▶ <b>Parking Spaces:</b>	Unknown	▶ <b>Census Tract:</b>	0524.25
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▶ <b>Transfer Date:</b>	1975-08-04T00:00:00	▶ <b>First Loan Amount:</b>	
▶ <b>Transfer Amount:</b>		▶ <b>First Loan Type:</b>	Unknown
▶ <b>Document Number:</b>		▶ <b>Lender:</b>	
▶ <b>Last Transaction:</b>	Unknown	▶ <b>Cost Per Sq. Ft.</b>	
▶ <b>Last Document:</b>	0114741712		
<hr/>			
▶ <b>Assessed Value:</b>	\$1,726,268	▶ <b>Tax Amount:</b>	
▶ <b>Land Value:</b>	\$666,319	▶ <b>Tax Status:</b>	Current
▶ <b>Improvement Value:</b>	\$1,059,949	▶ <b>Owner Exemption:</b>	
▶ <b>% Improvement:</b>	61%	▶ <b>Tax Rate Area:</b>	Unknown

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Created: 3/28/2008  
Expires: 4/27/2008



## TARGET PROPERTY

▶ Site Address:	, CA		
▶ Mailing Address:	1535 E 17TH ST J SANTA ANA, CA 92705		
▶ Primary Owner:	AUTUMNWOOD HOMEOWNERS ASSN		
▶ Secondary Owner:			
▶ Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671		
▶ APN:	10413264		
.....			
▶ Use Code	AMSC (Click for description)	▶ Lot Size:	54,973 Sq. Ft.
▶ Number Of Units:	1	▶ Fireplace:	Unknown
▶ Square Feet:		▶ Pool:	Unknown
▶ Total Rooms:	0	▶ Views:	Unknown
▶ Bedrooms:	0	▶ Year Built:	Unknown
▶ Bathrooms:	0.00	▶ Zoning:	
▶ Parking Structure:	Garage	▶ Housing Tract:	671
▶ Parking Spaces:	Unknown	▶ Census Tract:	
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▶ Transfer Date:	1981-09-22T00:00:00	▶ First Loan Amount:	
▶ Transfer Amount:		▶ First Loan Type:	Unknown
▶ Document Number:		▶ Lender:	
▶ Last Transaction:	Unknown	▶ Cost Per Sq. Ft.	
▶ Last Document:	0142271342		
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▶ Land Value:		▶ Tax Status:	Current
▶ Improvement Value:		▶ Owner Exemption:	
▶ % Improvement:		▶ Tax Rate Area:	Unknown

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Created: 3/28/2008  
Expires: 4/27/2008



## TARGET PROPERTY

▶ Site Address:	, CA		
▶ Mailing Address:	PO BOX 699 LAKE FOREST, CA 92609		
▶ Primary Owner:	LOS ALISOS WATER DIST		
▶ Secondary Owner:			
▶ Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671		
▶ APN:	10413265		
<hr/>			
▶ Use Code	MGOV (Click for description)	▶ Lot Size:	
▶ Number Of Units:	0	▶ Fireplace:	Unknown
▶ Square Feet:		▶ Pool:	Unknown
▶ Total Rooms:	0	▶ Views:	Unknown
▶ Bedrooms:	0	▶ Year Built:	Unknown
▶ Bathrooms:	0.00	▶ Zoning:	
▶ Parking Structure:	Garage	▶ Housing Tract:	671
▶ Parking Spaces:	Unknown	▶ Census Tract:	0524.16
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▶ Transfer Date:		▶ First Loan Amount:	
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▶ Last Document:			
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▶ Land Value:	\$198,240	▶ Tax Status:	Current
▶ Improvement Value:		▶ Owner Exemption:	
▶ % Improvement:		▶ Tax Rate Area:	Unknown

NETRonline and its data supplier(s) do not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information in this report since this information is retrieved as it is recorded from the various agencies that make it available.

Created: 3/28/2008  
Expires: 4/27/2008



## TARGET PROPERTY

▶ Site Address:	, CA		
▶ Mailing Address:	PO BOX 54153 LOS ANGELES, CA 90054		
▶ Primary Owner:	METROPOLITAN WATER DIST		
▶ Secondary Owner:	OF SO CAL		
▶ Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671		
▶ APN:	10413283		
<hr/>			
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▶ Number Of Units:	0	▶ Fireplace:	Unknown
▶ Square Feet:		▶ Pool:	Unknown
▶ Total Rooms:	0	▶ Views:	Unknown
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▶ % Improvement:		▶ Tax Rate Area:	Unknown

NETRonline and its data supplier(s) do not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information in this report since this information is retrieved as it is recorded from the various agencies that make it available.

Created: 3/28/2008  
Expires: 4/27/2008



## TARGET PROPERTY

▶ Site Address:	, CA		
▶ Mailing Address:	PO BOX 595 LAKE FOREST, CA 92609		
▶ Primary Owner:	LOS ALISOS WATER DIST		
▶ Secondary Owner:			
▶ Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671		
▶ APN:	10413284		
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▶ Use Code	MGOV (Click for description)	▶ Lot Size:	
▶ Number Of Units:	0	▶ Fireplace:	Unknown
▶ Square Feet:		▶ Pool:	Unknown
▶ Total Rooms:	0	▶ Views:	Unknown
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▶ Bathrooms:	0.00	▶ Zoning:	
▶ Parking Structure:	Garage	▶ Housing Tract:	671
▶ Parking Spaces:	Unknown	▶ Census Tract:	
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▶ Transfer Date:		▶ First Loan Amount:	
▶ Transfer Amount:		▶ First Loan Type:	Unknown
▶ Document Number:		▶ Lender:	
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▶ Last Document:			
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▶ Assessed Value:	\$255,791	▶ Tax Amount:	
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▶ Improvement Value:		▶ Owner Exemption:	
▶ % Improvement:		▶ Tax Rate Area:	Unknown

NETRonline and its data supplier(s) do not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information in this report since this information is retrieved as it is recorded from the various agencies that make it available.

D

# Conceptual Site Plan

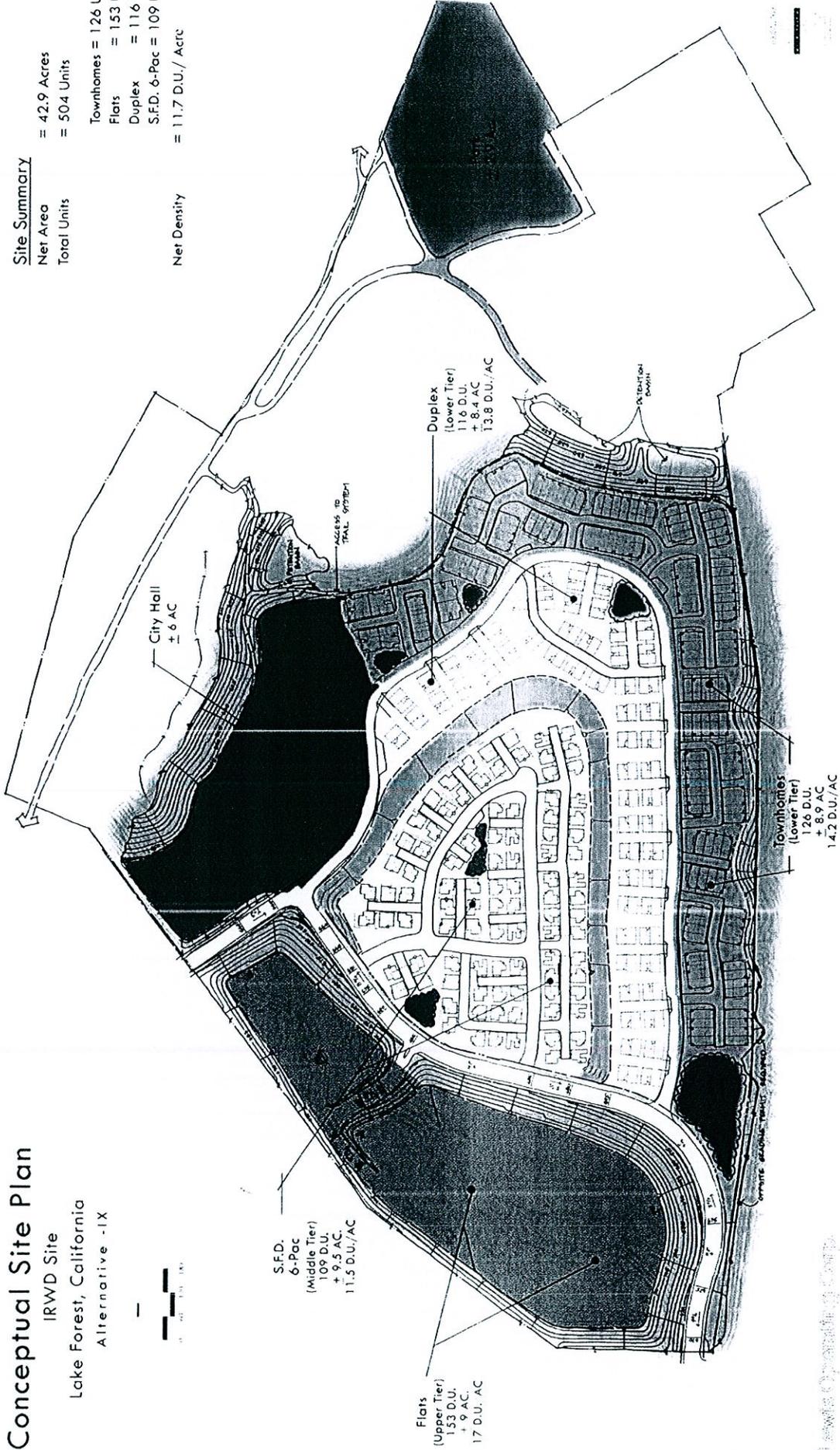
IRWD Site  
 Lake Forest, California  
 Alternative -IX

## Site Summary

Net Area = 42.9 Acres  
 Total Units = 504 Units

Townhomes = 126 Units  
 Flats = 153 Units  
 Duplex = 116 Units  
 S.F.D. 6-Pac = 109 Units

Net Density = 11.7 D.U./Acre



2

Completed forms were not returned.



Leighton and Associates, Inc.  
A LEIGHTON GROUP COMPANY

**Phase I ESA Owner/Site Contact Interview Form**

Interviewee Name: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Name and Address of Owner of the Property: \_\_\_\_\_

Date of Ownership: \_\_\_\_\_ Site Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Previous Street Names/Numbers: \_\_\_\_\_

General Business Type/Present Property Use: \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_ Total # of Buildings: \_\_\_\_\_

Grand Total Square Footage: \_\_\_\_\_ Date Built: \_\_\_\_\_

Past Property Uses (include dates): \_\_\_\_\_

Source of Potable Water Supply (municipal/groundwater wells): \_\_\_\_\_

Sewage Disposal (municipal/septic) (provide name of utility): \_\_\_\_\_

Means of Heating/Cooling (gas, electric, heating oil, etc.): \_\_\_\_\_

Fuel Source for Heating/Air Conditioning (provide name of utility): \_\_\_\_\_

Neighboring Property Types (commercial/industrial/residential): \_\_\_\_\_

Current Uses of Adjoining Properties: North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

**ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:**

ITEM	YES	NO	UNK	ADJACENT PROPERTY
• Hazardous Materials				
• Hazardous Waste				
• MSDS Sheets				
• Underground Storage Tanks				
• Aboveground Storage Tanks				
• Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area				
• Odors				
• Drums				
• Electrical or hydraulic equipment known to contain PCBs				
• Stained soil or surfaces				
• Drains				
• Sumps				
• Clarifier				
• Pits, ponds, or lagoons				
• Stressed vegetation				
• Areas for dumping solid waste (landfill)				
• Wastewater				
• Wells (oil or gas)				
• Septic Systems				
• Fill Material (if fill material is on site, please state source of fill)				

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.				
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?				
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?				
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?				
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.				
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.				

Current Property Owner's Time Period of Ownership: .....

Property Utilization During Ownership:.....

Name and Address of Past Owners:.....

Additional Comments: .....

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## Phase I ESA Users Questionnaire

---

**Project Name:**

---

**Project Address or APN:**

---

**Client** (or user of the Phase I Environmental Site Assessment): **Name/Title:**

---

**Client Phone:**

---

Reason Phase I is required:

---

Type of property:

---

Type of property transaction (e.g., Sale, purchase, exchange):

---

Complete and Correct Address of the property and APN(s):

---

Any scope of services beyond the ASTM Practice E 1527:

---

All Parties that will rely on the Phase I report:

---

Name and Contact Information for Site Contact:

---

Any special terms or conditions:

---

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):

---



---

**(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?  Yes |  No

If Yes, Describe:

---

**(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?  Yes |  No

If Yes, Describe:

---

**(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).**

As the user of this ESA do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?  Yes |  No

If Yes, Describe:

---

**(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).**

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?  Yes |  No

If Yes, Describe:

---

**(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).**

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

- (a.) Do you know the past uses of the property?  Yes |  No
- (b.) Do you know of specific chemicals that are present or once were present at the property?  Yes |  No
- (c.) Do you know of spills or other chemical releases that have taken place at the property?  Yes |  No
- (d.) Do you know of any environmental cleanups that have taken place at the property?  Yes |  No

If Yes, Describe:

---

**(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the *user of this ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?  Yes |  No

If Yes, Describe:

---



7

# **EDR Historical Topographic Map Report**

**Former IRWD Site  
Commercentre Drive/Biscayne Parkway  
Drive**

**Lake Forest, CA 92630**

**Inquiry Number: 2181254.4**

**March 31, 2008**



**EDR® Environmental  
Data Resources Inc**

## **The Standard in Environmental Risk Information**

440 Wheelers Farms Rd  
Milford, Connecticut 06461

### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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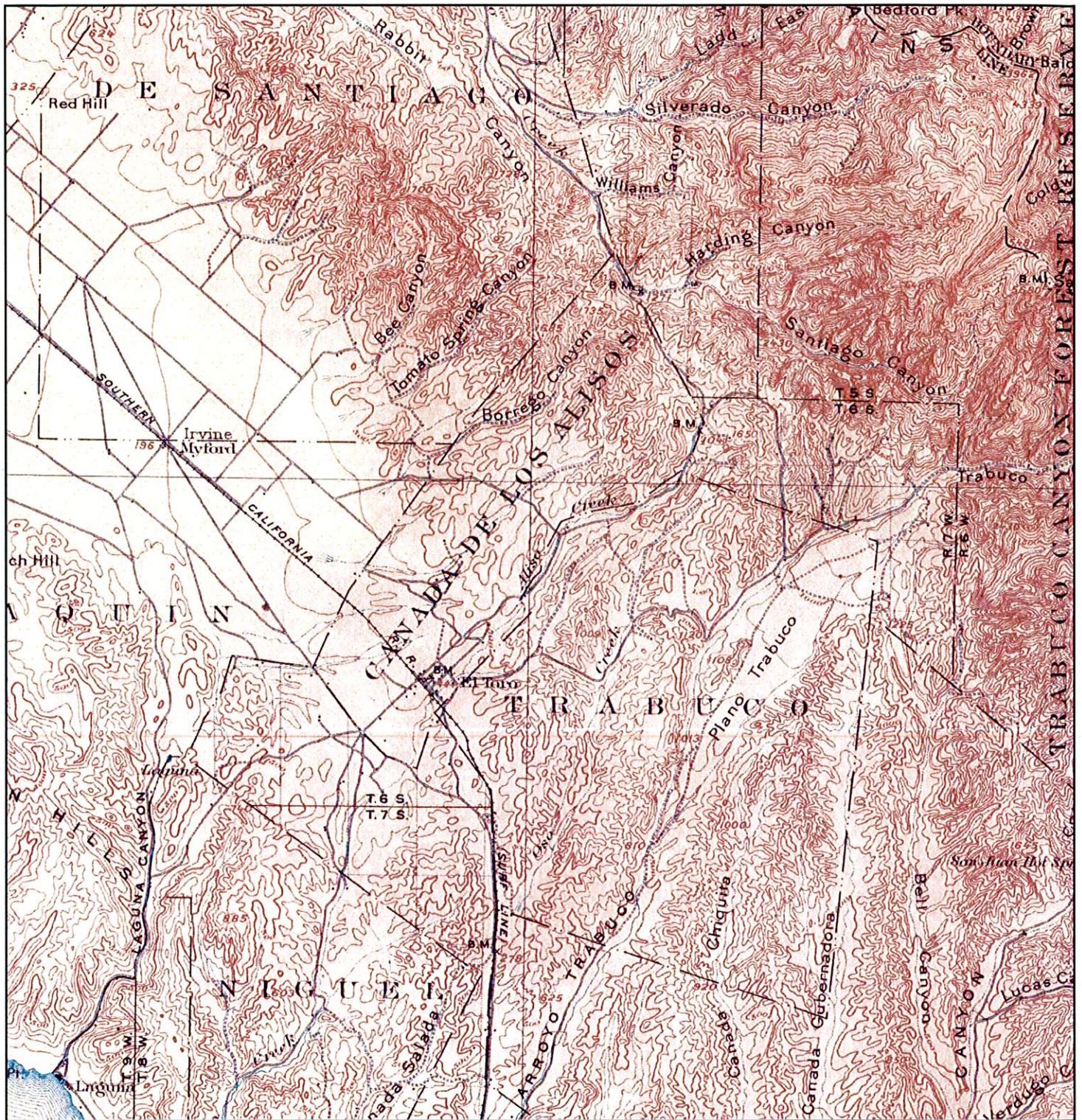
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# Historical Topographic Map



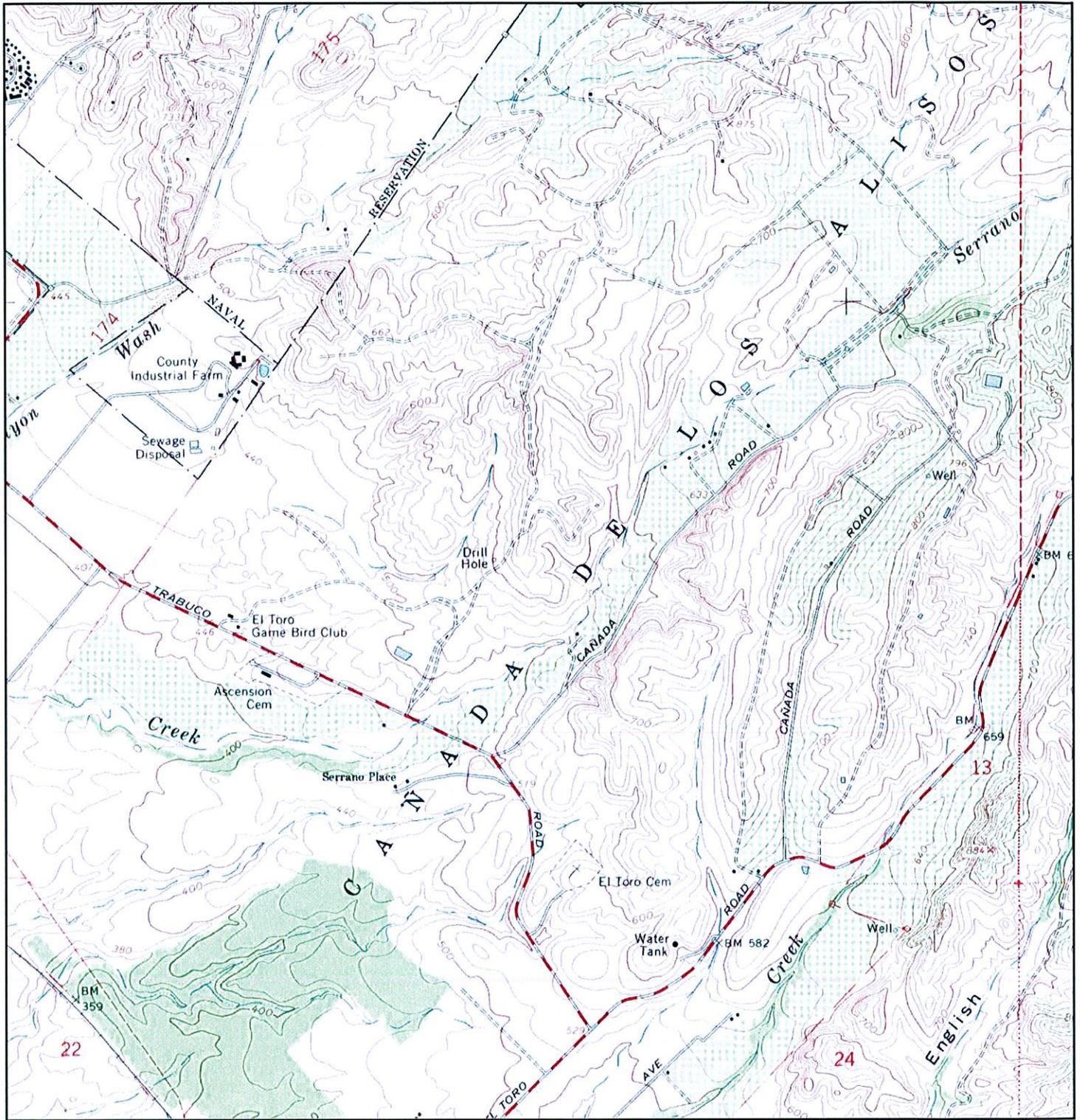
<p>N ↑</p>	<p>TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901</p>	<p>SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630</p>	<p>CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008</p>
	<p>SERIES: 60 SCALE: 1:250000</p>	<p>LAT/LONG: 33.6601 / 117.683</p>	

# Historical Topographic Map



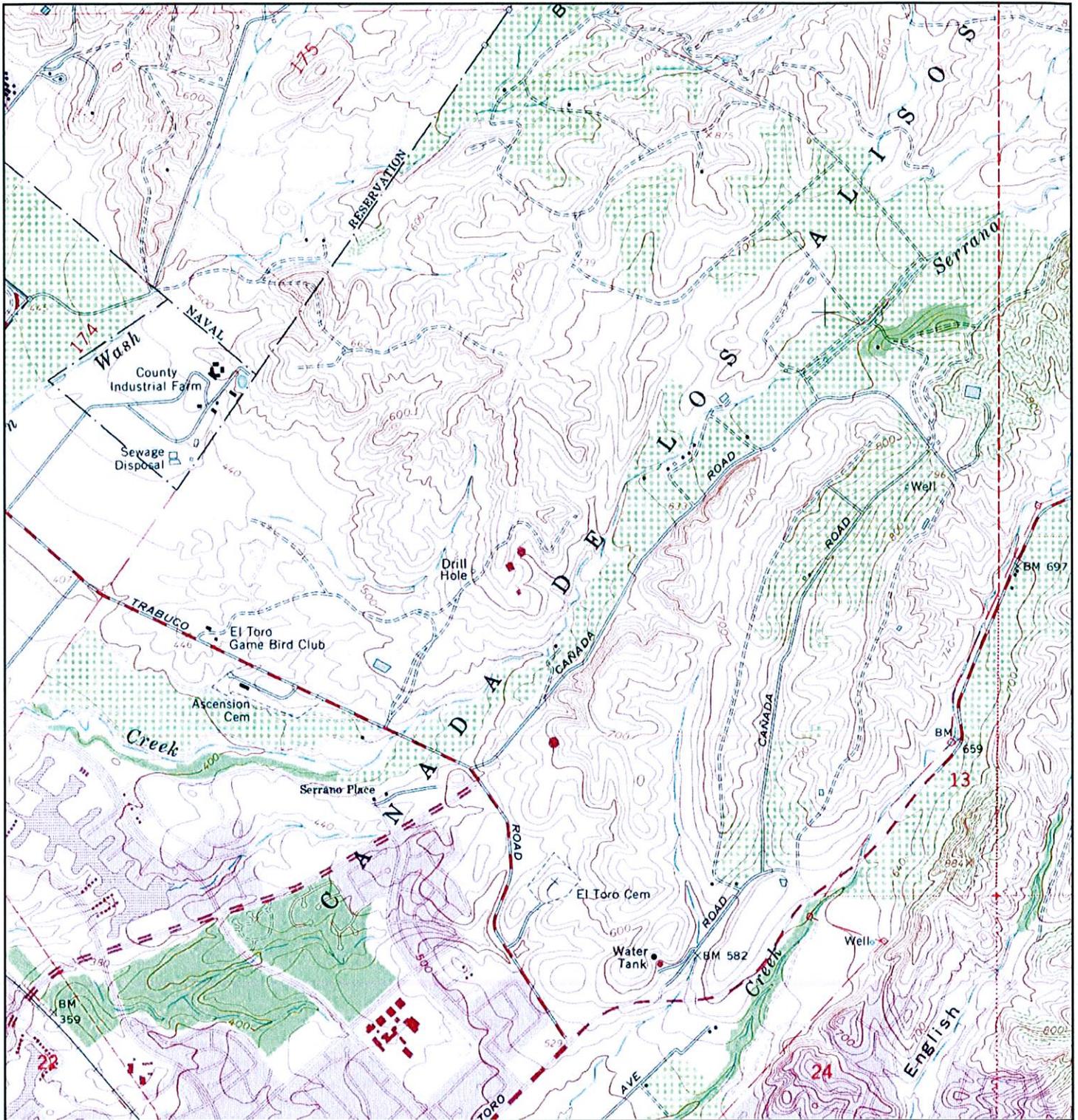
<p>N ↑</p>	<p>TARGET QUAD NAME: CORONA MAP YEAR: 1902</p>	<p>SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630</p>	<p>CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008</p>
	<p>SERIES: 30 SCALE: 1:125000</p>	<p>LAT/LONG: 33.6601 / 117.683</p>	

# Historical Topographic Map



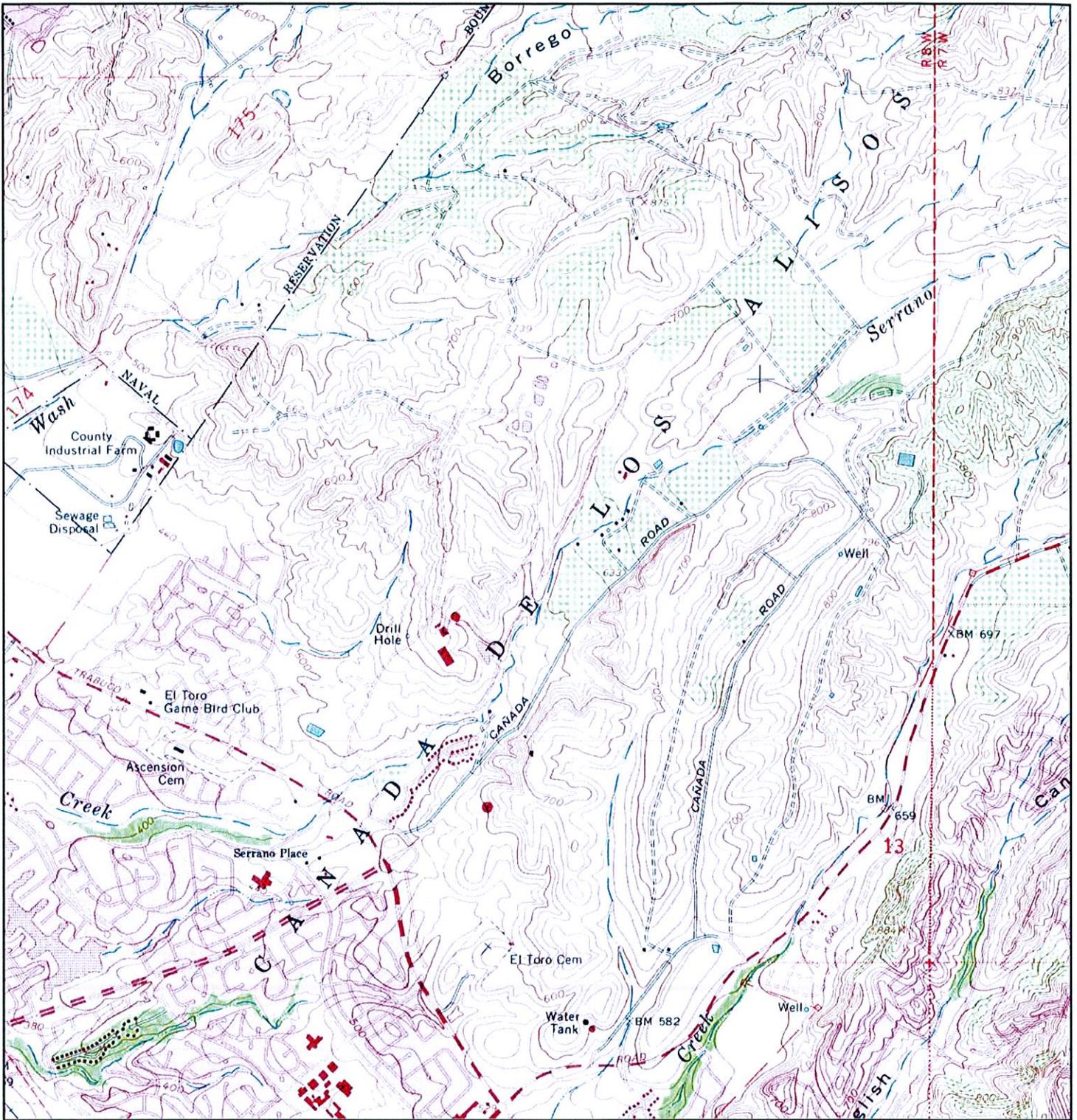
<p>N ↑</p>	<p>TARGET QUAD NAME: EL TORO MAP YEAR: 1968</p>	<p>SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630</p>	<p>CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>	<p>LAT/LONG: 33.6601 / 117.683</p>	

# Historical Topographic Map



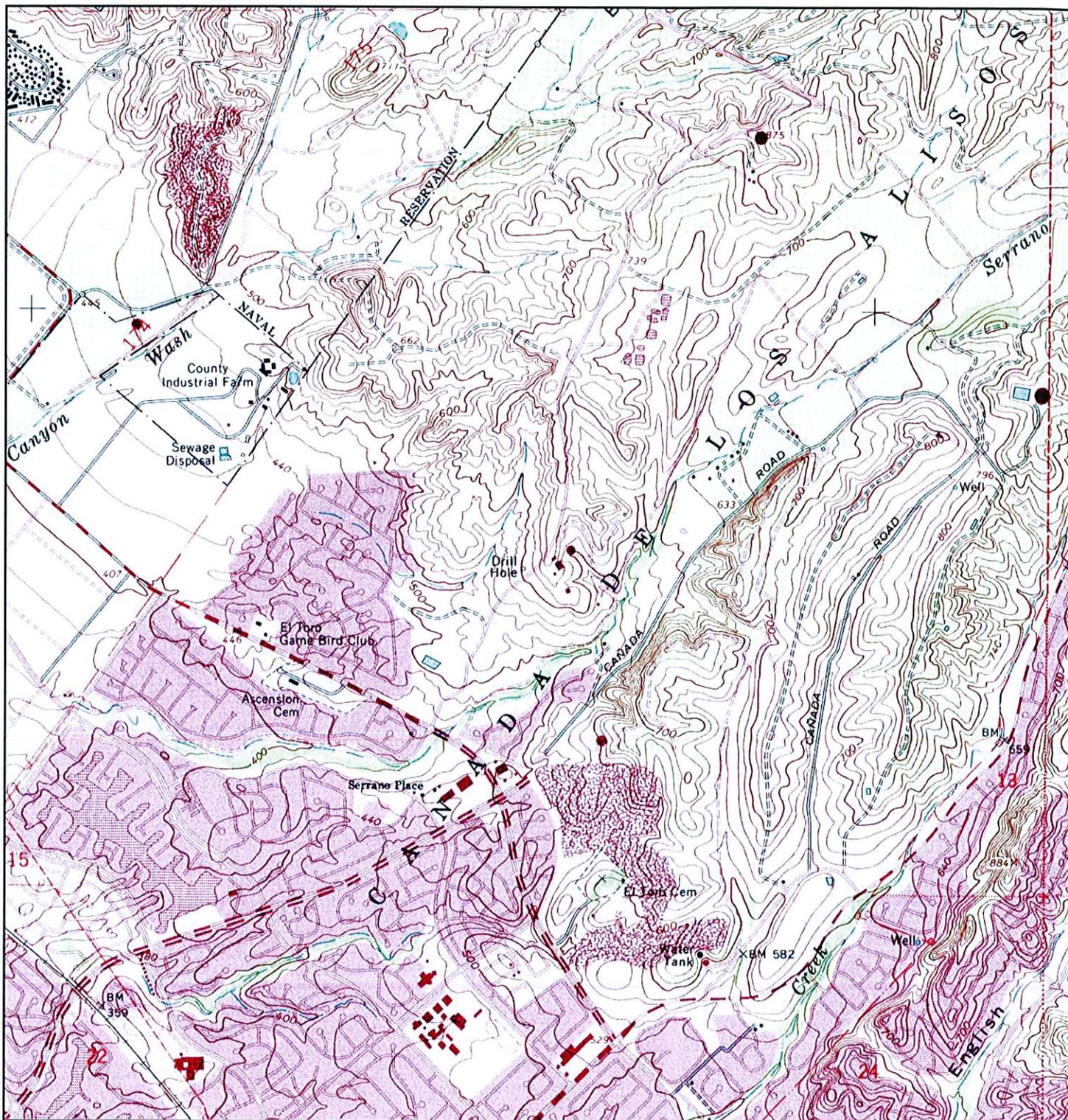
<p>N ↑</p>	TARGET QUAD	SITE NAME:	Former IRWD Site	CLIENT:	Leighton and Associates, Inc.	
	NAME:	EL TORO	ADDRESS:	Commercentre Drive/Biscayne Parkway Drive	CONTACT:	Meredith Church
	MAP YEAR:	1978		Lake Forest, CA 92630	INQUIRY#:	2181254.4
	PHOTOREVISED FROM:	1968	LAT/LONG:	33.6601 / 117.683	RESEARCH DATE:	03/31/2008
	SERIES:	7.5				
	SCALE:	1:24000				

# Historical Topographic Map



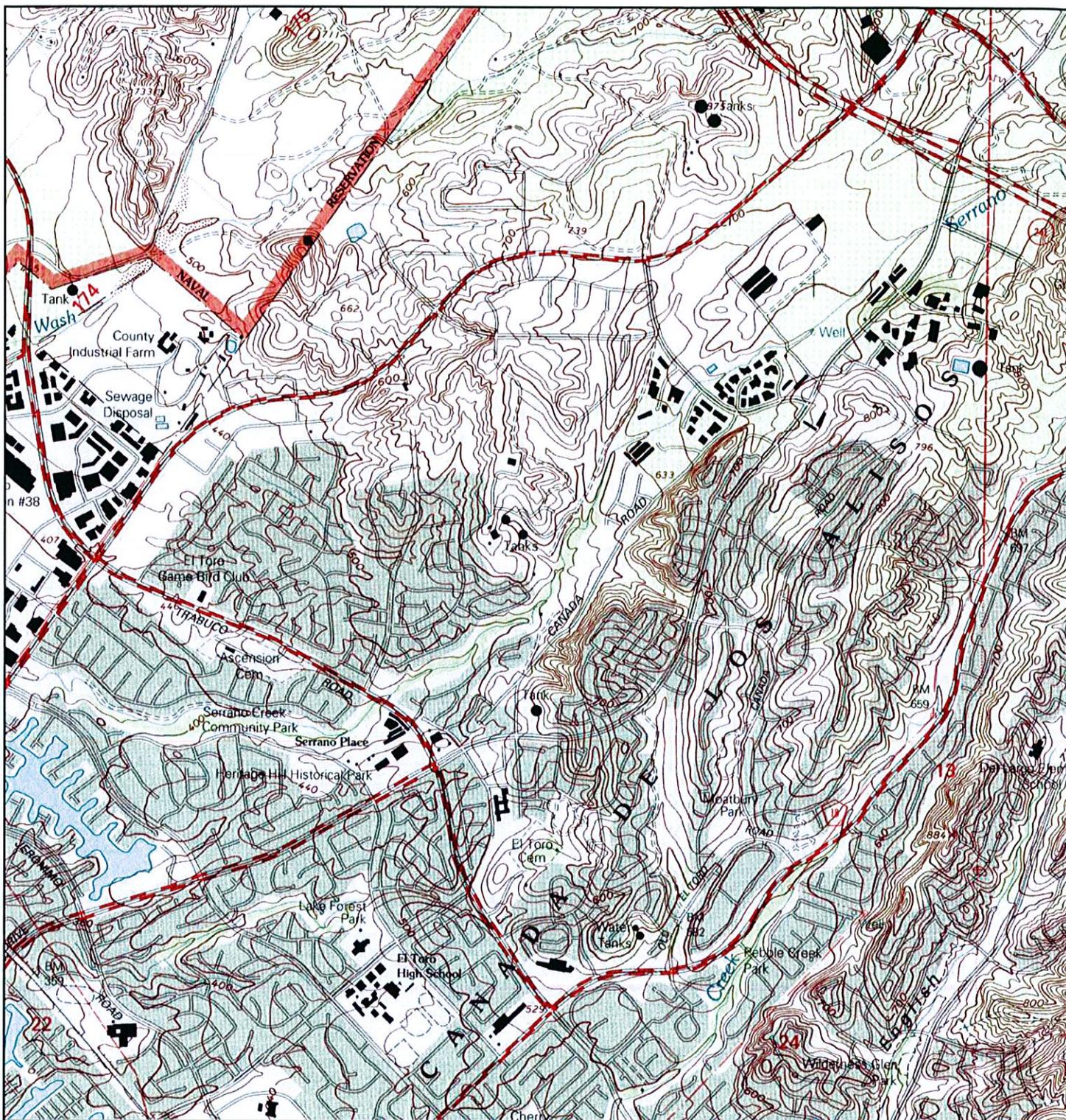
<p>N ↑</p>	TARGET QUAD	SITE NAME:	Former IRWD Site	CLIENT:	Leighton and Associates, Inc.
	NAME: EL TORO	ADDRESS:	Commercentre Drive/Biscayne Parkway Drive	CONTACT:	Meredith Church
	MAP YEAR: 1981		Lake Forest, CA 92630	INQUIRY#:	2181254.4
	PHOTOREVISED FROM: 1968	LAT/LONG:	33.6601 / 117.683	RESEARCH DATE:	03/31/2008
	SERIES: 7.5				
	SCALE: 1:24000				

# Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME:	Former IRWD Site	CLIENT:	Leighton and Associates, Inc.
	NAME: EL TORO	ADDRESS:	Commercentre Drive/Biscayne Parkway Drive	CONTACT:	Meredith Church
	MAP YEAR: 1982		Lake Forest, CA 92630	INQUIRY#:	2181254.4
	PHOTOREVISED FROM: 1968	LAT/LONG:	33.6601 / 117.683	RESEARCH DATE:	03/31/2008
	SERIES: 7.5				
	SCALE: 1:24000				

# Historical Topographic Map



<b>N</b> 	<b>TARGET QUAD</b> NAME: EL TORO MAP YEAR: 1997	<b>SITE NAME:</b> Former IRWD Site <b>ADDRESS:</b> Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630	<b>CLIENT:</b> Leighton and Associates, Inc. <b>CONTACT:</b> Meredith Church <b>INQUIRY#:</b> 2181254.4 <b>RESEARCH DATE:</b> 03/31/2008
	SERIES: 7.5 SCALE: 1:24000	<b>LAT/LONG:</b> 33.6601 / 117.683	

G



**EDR**® Environmental  
Data Resources Inc

## **EDR Site Report™**

**LOS ALISOS WATER DISTRICT  
20996 MARIN  
LAKE FOREST, CA 92630**

**Inquiry Number:**

**April 2, 2008**

### **The Standard in Environmental Risk Information**

440 Wheelers Farms Road  
Milford, Connecticut 06461

#### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

**Section 1: Facility Summary . . . . . Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

**Section 2: Facility Detail Reports . . . . . Page 4**

All available detailed information from databases where sites are identified.

**Section 3: Databases Searched and Update Information. . . . . Page 9**

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1
<b>AREA</b>	<b>LOS ALISOS WATER DISTRICT</b> 20996 MARIN LAKE FOREST, CA 92630 EDR ID #S103641173
<b>WASTE MANAGEMENT</b>	
Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b>	
Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
<b>MULTIMEDIA</b>	
Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p4
<b>POTENTIAL SUPERFUND LIABILITY</b>	
Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	1

## SECTION 2: FACILITY DETAIL REPORTS

### MULTIMEDIA

Facility is listed in a county/local unique database

**DATABASE: State/County (LOCAL)**

LOS ALISOS WATER DISTRICT  
20996 MARIN  
LAKE FOREST, CA 92630  
EDR ID #S103641173

#### HAZNET:

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAT080013352  
TSD County: Los Angeles  
Waste Category: Oil/water separation sludge  
Disposal Method: Recycler  
Tons: 4.5870  
Facility County: Orange

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAT080011059  
TSD County: Los Angeles  
Waste Category: Waste oil and mixed oil  
Disposal Method: Recycler  
Tons: 2.5854  
Facility County: Orange

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAT080011059  
TSD County: Los Angeles  
Waste Category: Aqueous solution with less than 10% total organic residues  
Disposal Method: Recycler  
Tons: .2085  
Facility County: Orange

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Waste oil and mixed oil  
Disposal Method: Recycler  
Tons: 1.25  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

TSD County: Los Angeles  
Waste Category: Unspecified oil-containing waste  
Disposal Method: Transfer Station  
Tons: 0.04  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Unspecified oil-containing waste  
Disposal Method: Treatment, Tank  
Tons: 0.22  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAD028409019  
TSD County: Los Angeles  
Waste Category: Paint sludge  
Disposal Method: Transfer Station  
Tons: .0208  
Facility County: Orange

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAD028409019  
TSD County: Los Angeles  
Waste Category: Other organic solids  
Disposal Method: Transfer Station  
Tons: .0208  
Facility County: Orange

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Alkaline solution without metals (pH > 12.5)  
Disposal Method: Transfer Station  
Tons: 0.02  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Off-specification, aged, or surplus inorganics  
Disposal Method: Transfer Station  
Tons: 0.02  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Other inorganic solid waste  
Disposal Method: Not reported  
Tons: 0.01  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Other inorganic solid waste  
Disposal Method: Transfer Station  
Tons: 0.00  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Unspecified solvent mixture Waste  
Disposal Method: Not reported  
Tons: 0.02  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Unspecified solvent mixture Waste  
Disposal Method: Transfer Station  
Tons: 0.05  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Waste oil and mixed oil  
Disposal Method: Not reported  
Tons: 0.01  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Other organic solids  
Disposal Method: Not reported  
Tons: 0.01  
Facility County: Not reported

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Laboratory waste chemicals  
Disposal Method: Not reported  
Tons: 0.00  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: DEBBI L CLARK-LABORATORY SUPVR  
Telephone: 9494535871  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 57000  
Mailing City,St,Zip: IRVINE, CA 926192000  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Waste oil and mixed oil  
Disposal Method: Recycler  
Tons: 0.12  
Facility County: Not reported

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAT000613893  
TSD County: Los Angeles  
Waste Category: Aqueous solution with less than 10% total organic residues  
Disposal Method: Transfer Station  
Tons: 0.1167  
Facility County: Orange

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAT080013352  
TSD County: Los Angeles  
Waste Category: Oil/water separation sludge  
Disposal Method: Recycler  
Tons: 2.0850  
Facility County: Orange

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAT080013352  
TSD County: Los Angeles  
Waste Category: Oil/water separation sludge  
Disposal Method: Recycler  
Tons: 1.6680  
Facility County: Orange

Gepaid: CAD983601691  
Contact: LOS ALISOS WATER DISTRICT  
Telephone: 7148300580  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: PO BOX 699  
Mailing City,St,Zip: LAKE FOREST, CA 926300699  
Gen County: Orange  
TSD EPA ID: CAT000613893

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

TSD County: Los Angeles  
Waste Category: Aqueous solution with less than 10% total organic residues  
Disposal Method: Transfer Station  
Tons: .2584  
Facility County: Orange



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Data Resources Inc

## **EDR Site Report™**

**BAKER (LAWD)  
21082 WISTERIA  
LAKE FOREST, CA 92630**

**Inquiry Number:**

**April 2, 2008**

### **The Standard in Environmental Risk Information**

440 Wheelers Farms Road  
Milford, Connecticut 06461

#### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

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**Section 2: Facility Detail Reports . . . . . Page 4**

All available detailed information from databases where sites are identified.

**Section 3: Databases Searched and Update Information. . . . . Page 5**

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

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## SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 BAKER (LAWD) 21082 WISTERIA LAKE FOREST, CA 92630 EDR ID #U003659599
AREA	
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	<b>YES</b> p4
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	1

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility manages registered underground storage tanks

DATABASE: Petroleum Storage Tank Database (UST)

BAKER (LAWD)  
21082 WISTERIA  
LAKE FOREST, CA 92630  
EDR ID #U003659599

UST:

Local Agency: 30000  
Facility ID: 8234



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Data Resources Inc

## **EDR Site Report<sup>™</sup>**

**LOS ALISO WATER DISTRICT  
21082 WISTERIA  
EL TORO, CA 92630**

**Inquiry Number:**

**April 2, 2008**

### **The Standard in Environmental Risk Information**

440 Wheelers Farms Road  
Milford, Connecticut 06461

#### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
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## SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 LOS ALISO WATER DISTRICT 21082 WISTERIA EL TORO, CA 92630 EDR ID #1000596206 EPA #CAD983601691
<b>AREA</b>	
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRA)	YES - p4
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	YES - p5
Facility is listed in a county/local unique database (LOCAL)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	2

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility generates hazardous waste

DATABASE: Resource Conservation and Recovery Information (RCRAInfo)

LOS ALISO WATER DISTRICT  
21082 WISTERIA  
EL TORO, CA 92630  
EDR ID #1000596206

#### RCRA-SQG:

Date form received by agency: 08/13/1991  
Facility name: LOS ALISO WATER DISTRICT  
Facility address: 21082 WISTERIA  
EL TORO, CA 92630  
EPA ID: CAD983601691  
Mailing address: PO BOX 699  
EL TORO, CA 92630  
Contact: LEE CARTWRIGHT  
Contact address: PO BOX 699  
EL TORO, CA 92630  
Contact country: US  
Contact telephone: (714) 830-0580  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

#### Owner/Operator Summary:

Owner/operator name: LOS ALISOS WATER DISTRICT  
Owner/operator address: PO BOX 699  
EL TORO, CA 92630  
Owner/operator country: Not reported  
Owner/operator telephone: (714) 830-0580  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

#### Handler Activities Summary:

U.S. importer of hazardous waste: Unknown  
Mixed waste (haz. and radioactive): Unknown  
Recycler of hazardous waste: No  
Transporter of hazardous waste: Yes  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: Unknown  
Furnace exemption: Unknown  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No  
Off-site waste receiver: Commercial status unknown

Violation Status: No violations found

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

### MULTIMEDIA

Facility is listed in EPA's index system

**DATABASE: Facility Index System (FINDS)**

LOS ALISO WATER DISTRICT  
21082 WISTERIA  
EL TORO, CA 92630  
EDR ID #1000596206

This site is listed in the Federal FINDS database. The FINDS database may contain references to records from government databases included elsewhere in the report.  
Please note: the FINDS database may also contain references to out of date records formerly associated with the site.

Registry ID: 110002858042  
Facility Name: LOS ALISO WATER DISTRICT  
Facility Address: 21082 WISTERIA  
EL TORO, CA 92630  
Facility County: ORANGE  
EPA Region: 09  
Fed. Gov. Facility: Not reported  
Indian Tribal Land: No  
EPA Records Indicate Facility Is Listed In

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Prg. Sys. ID: CAD983601691  
Supplemental Interest: Not reported  
Facility SIC Codes: Not reported  
Facility NAICS Codes: Not reported



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## **EDR Site Report™**

**LOS ALISOS WATER DISTRICT  
21802 WISTERIA  
EL TORO, CA 92630**

**Inquiry Number:**

**April 2, 2008**

**The Standard in  
Environmental Risk  
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440 Wheelers Farms Road  
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**Nationwide Customer Service**

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## SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 LOS ALISOS WATER DISTRICT 21802 WISTERIA EL TORO, CA 92630 EDR ID #S105023648
AREA	
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	YES - p4
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p5
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	2

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility has reported leaking underground storage tank incidents

DATABASE: Leaking Petroleum Storage Tank Database (LUST)

LOS ALISOS WATER DISTRICT  
21802 WISTERIA  
EL TORO, CA 92630  
EDR ID #S105023648

LUST:

Region:	ORANGE
Facility Id:	89UT157
Case Type:	Soil Only
Current Status:	Certification (Case Closed)
Released Substance:	Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed:	02/28/1990
Record ID:	RO0002861